

When recorded return to:
Teresa Grage
411 West State Street
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620049404

Escrow No.: 620049404

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wayne D. Del Conte, a married person as his separate property, and Paulette Del Conte, his spouse

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Teresa Grage, a married person as her separate property and Maureen Metcalfe, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN TRACT 11, TROWBRIDGE ADDN TO THE TOWN OF SEDRO WOOLLEY

Tax Parcel Number(s): P77342 / 4175-000-011-0107

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4985

Oct 29 2021

Amount Paid \$5925.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 21, 2021

Wayne D. Del Conte
Wayne D. Del Conte

Paulette Del Conte
Paulette Del Conte

State of Washington
Skagit County of Skagit

I certify that I know or have satisfactory evidence that Wayne D. Del Conte and Paulette Del Conte
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: OCTOBER 25, 2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P77342 / 4175-000-011-0107

THAT PORTION OF TRACT 11, TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 11;
THENCE WEST ALONG THE NORTH LINE OF SAID TRACT, 96.34 FEET, MORE OR LESS, TO THE EAST LINE OF THAT CERTAIN TRACT CONVEYED, TO BRADSBERRY LOGGING COMPANY, A WASHINGTON CORPORATION BY DEED DATED MARCH 17, 1948, AND RECORDED UNDER AUDITOR'S FILE NO. 421954, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH ALONG THE EAST LINE OF SAID BRADSBERRY LOGGING COMPANY TRACT 108 FEET TO A POINT 200 FEET NORTH OF THE SOUTH LINE OF SAID TRACT 11;
THENCE EAST 96.34 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION OF SAID PREMISES CONVEYED TO THE STATE OF WASHINGTON BY DEED DATED SEPTEMBER 18, 1957, RECORDED OCTOBER 16, 1957, UNDER AUDITOR'S FILE NO. 557283, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND EXCEPT THOSE PORTIONS OF SAID PREMISES CONVEYED TO THE CITY OF SEDRO WOOLLEY BY DEED DATED FEBRUARY 9, 1993, RECORDED FEBRUARY 16, 1993, UNDER AUDITOR'S FILE NO. 9302160146, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 11, TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, LYING WEST OF A LINE DRAWN PARALLEL WITH AND 192.66 FEET EAST OF THE WEST LINE OF LOT 10 IN SAID PLAT, LYING NORTH OF THE SOUTH 200 FEET OF SAID LOT AND LYING EASTERLY OF A LINE DRAWN PARALLEL WITH AND 75 FEET EASTERLY, WHEN MEASURED AT RIGHT ANGLES AND/OR RADIALLY, FROM THE CENTER LINE SURVEY OF STATE HIGHWAY 9 (SSH NO. 1-A), HOWEY ROAD TO SEDRO WOOLLEY;

EXCEPT THOSE PORTIONS OF SAID PREMISES CONVEYED TO THE CITY OF SEDRO WOOLLEY BY DEED DATED FEBRUARY 9, 1993, RECORDED FEBRUARY 16, 1993, UNDER AUDITOR'S FILE NO. 9302160146, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Trowbridge Addition to the Town of Sedro-Woolley:

Recording No: 40553

2. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, an between said premises and the highway (or highways) constructed on lands conveyed by deed and the terms and conditions thereof:

Recording Date: October 16, 1957

Recording No.: 557283

3. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, an between said premises and the highway (or highways) constructed on lands conveyed by deed and the terms and conditions thereof:

Recording Date: March 31, 1978

Recording No.: 876529

4. Agreement and the terms and conditions thereof:

Executed by: Wilson Crawford and Donna Crawford, husband and wife and State of Washington

Recording Date: July 1, 1959

Recording No.: 582604

Regarding: Release of claim

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200802010081

6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

EXHIBIT "B"Exceptions
(continued)

Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

7. Assessments, if any, levied by City of Sedro Woolley.
8. City, county or local improvement district assessments, if any.
9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.