

When recorded return to:
Zachary K. Crocker
23561 Cove Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050544

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert E. Holley, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Zachary K. Crocker, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 3, "PLAT OF JANICKI COVE DIV. NO. 1," AS PER PLAT RECORDED IN VOLUME 10 OF
PLATS, PAGE(S) 1, 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Parcel Number(s): P77716 / 4185-000-003-0006

Includes 2014 KYRV VIN#4YDT39F29E7260295
Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-808

Mar 03 2022

Amount Paid \$2005.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: MARCH 1, 2022

Robert E. Holley
Robert E. Holley

State of Washington
County of Snohomish

This record was acknowledged before me on 03.01.2022 by Robert E. Holley.

Alysia Hudson
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Arington
My commission expires: 03.01.2024

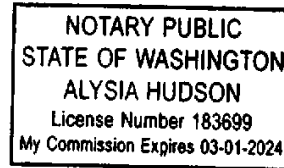


EXHIBIT "A"
Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: April 27, 1916; March 24, 1917 and June 16, 1918
Auditor's Nos.: Volumes 102, 106 and 110 of Deeds, Pages 560, 292 and 408
In favor of: Northern Pacific Railway Company
For: Construction and maintenance of dikes and placing and maintaining riprapping
2. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: April 25, 1950
Auditor's No.: 444378, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: 20 foot strip of shorelands
3. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: December 16, 1964
Auditor's No.: 659838, records of Skagit County, WA
In favor of: State of Washington
For: 10 feet walking right-of-way only
4. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: April 20, 1970
Auditor's No.: 738078, records of Skagit County, WA
In favor of: Simpson Timber Company
For: Road right-of-way
Affects: 40 foot right-of-way as shown on the face of said plat
5. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: September 14, 1970
Auditor's No.: 743413, records of Skagit County, WA
In favor of: City of Sedro-Woolley
For: Construction, maintenance and operation of sewer pipe lines, together with right of ingress and egress
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 PLAT OF JANICKI COVE DIVISION 1:

Recording No: 754410

EXHIBIT "A"Exceptions
(continued)

7. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
- Recording Date: June 22, 1971
Recording No.: 754357
8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:
- Imposed by: Janicki Cove Homeowners Association
9. Easement, including the terms, covenants, and provisions thereof, granted by instrument
- Recorded: December 2, 1971
Auditor's No.: 761394, records of Skagit County, WA
In favor of: Public Utility District No. 1 of Skagit County, Washington
For: Pipe or pipes, line or lines for the transportation of water
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Comcast of Washington IV, Inc.
Purpose: Broadband communications
Recording Date: May 10, 2004
Recording No.: 200405100172
11. Skagit County Planning & Development Services Plat Lot of Record Certification, and the terms and conditions thereof:
- Recording Date: July 25, 2006
Recording No.: 200607250156
12. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
13. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "A"Exceptions
(continued)

"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."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
16. Dues, charges and assessments, if any, levied by Janicki Cove Association

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 16, 2022

between Zachary K Crocker ("Buyer")
Buyer

and Robert Holley ("Seller")
Seller

concerning 23561 Cove Road Sedro Woolley WA 98284 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticated
Zachary K Crocker 02/16/2022
Buyer Date

Authenticated
Robert Holley 02/17/22
Seller Date

Buyer Date

Seller Date