

**When recorded return to:**

Daniel M. Harding and Jenika L. Baker  
510 Hyatt Place  
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.: 620050906

**CHICAGO TITLE**  
620050906

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1079

**Mar 18 2022**

Amount Paid \$7365.00  
Skagit County Treasurer  
By Josie Bear Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William Walker, an unmarried man and William Shay Walker, Personal Representative of the Estate of Theresa Marie Walker

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Daniel M. Harding and Jenika L. Baker, husband and wife

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.)

LT "C", SHORT PLAT NO. SW-01-96 AND LTS 5 AND 6, BLK 2, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY"

Tax Parcel Number(s): P109059 / 4169-002-006-0300

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 3/17/22

William Shay Walker  
William Walker

William Shay Walker, Personal Representative of the Estate of Therea Marie Walker

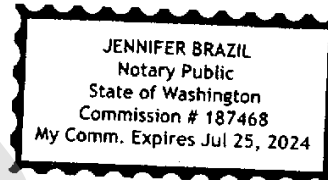
BY: William Shay Walker  
William Shay Walker  
Personal Representative

State of Washington  
County of Skagit

This record was acknowledged before me on 3-17-22 by William Walker.

Jennifer Brazil  
(Signature of notary public)

Notary Public in and for the State of Washington  
Residing at: Skagit County  
My commission expires: 7-25-2024

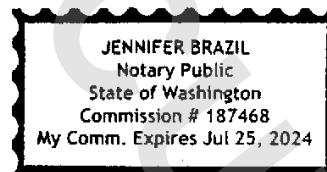


State of Washington  
County of Skagit

This record was acknowledged before me on 3-17-22 by William Shay Walker as Personal Representative of The TheresaM. Walker Estate.

Jennifer Brazil  
(Signature of notary public)

Notary Public in and for the State of Washington  
Residing at: Skagit County  
My commission expires: 7-25-2024



**EXHIBIT "A" LEGAL DESCRIPTION**

Order No.: 620050906

For APN/Parcel ID(s): **P109059 / 4169-002-006-0300**

---

LOT "C", SHORT PLAT NO. SW-01-96, APPROVED MAY 24, 1996 AND RECORDED MAY 28, 1996, IN VOLUME 12 OF SHORT PLATS, PAGE 103, UNDER AUDITOR'S FILE NO. 9605280001, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF LOTS 5 AND 6, BLOCK 2, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY" AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND THROUGH TRACT "A" OF SHORT PLAT NO. SW-06-95, APPROVED NOVEMBER 9, 1995, RECORDED IN VOLUME 12 OF SHORT PLATS, PAGE 38, UNDER AUDITOR'S FILE NO. 9511140024.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

page 3

**EXHIBIT "B"**  
Exceptions

1. 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 the Plat of Rosedale Garden Tracts of Sedro Woolley:

Recording No: 58924

2. 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 Boundary Line Adjustment:

Recording No: 9508010088

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Sedro Woolley  
Purpose: public street, sidewalk, parking and utilities  
Recording Date: August 2, 1995  
Recording No.: 9508020026  
Affects: The West 10 feet of said premises

4. 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 Boundary Line Adjustment:

Recording No: 9509070023

5. 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 Short Plat SW-06-95:

**EXHIBIT "B"****Exceptions  
(continued)**

Recording No: 9511140024

6. Covenants, conditions and restrictions 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: November 14, 1995  
Recording No.: 9511140025

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 28, 1996  
Recording No.: 9605280002

7. Covenants, conditions and restrictions 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: November 14, 1995  
Recording No.: 9511140026

8. Ordinance 1240-95 and the terms and conditions thereof:

Recording Date: October 20, 1995  
Recording No.: 9510200008

9. Agreement Waiver of Protest and Special Power of Attorney and the terms and conditions thereof:

Recording Date: November 16, 1995  
Recording No.: 9511160125

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and utilities  
Recording Date: January 25, 1996  
Recording No.: 9601250002  
Affects: Tract A of Short Plat SW-06-95

**EXHIBIT "B"**Exceptions  
(continued)

11. 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 SHORT PLAT # SW-01-96:

Recording No: 9605280001

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Drainage  
Recording Date: July 30, 1996  
Recording No.: 9607300001  
Affects: For the Benefit of Lots B & C of Short Plat No. SW-01-96

13. 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 Boundary Line Adjustment:

Recording No: 9801270067

14. 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 Survey:

Recording No: 202005220090

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by City of Sedro Woolley.

**EXHIBIT "B"**

Exceptions  
(continued)

18. Assessments, if any, levied by Commonwealth limited partnership I.

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

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

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 21, 2022  
between Daniel Harding Jenika Baker ("Buyer")  
Buyer Buyer  
and William Walker ("Seller")  
Seller Seller  
concerning 510 Hyatt Place 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.

**DH**

02/21/22

Buyer

Date

Seller

Date

**JB**

02/21/22

Buyer

Date

Seller

Date