

When recorded return to:
Tamera M. Schnell
412 Shannon Avenue
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.: 620050963

CHICAGO TITLE
620050963

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20221572
Apr 15 2022
Amount Paid \$11476.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald R. Warner and Melissa A. Warner, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Tamera M. Schnell, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 15, "PLAT OF JONES ESTATES", ACCORDING TO THE PLAT THEREOF RECORDED
JULY 16, 2019, UNDER AUDITOR'S FILE NO. 201907160029, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P134819 / 6066-000-015-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 4/14/22

Donald R. Warner
Donald R. Warner
Melissa A. Warner
Melissa A. Warner

State of Washington
County of Skagit

This record was acknowledged before me on 4-14-2022 by Donald R. Warner and Melissa A. Warner.

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"
Exceptions

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

Granted to: Cascade Natural Gas Corporation
 Purpose: Pipeline or pipelines for the transportation of gas and the products thereof
 Recording Date: May 13, 1957
 Recording No.: 551204
 Affects: Portions of Lots 1 and Lot 45 of said plat and other properties

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

Granted to: Public Utility District No. 1 of Skagit County, Washington
 Purpose: Pipe or pipes, line or lines for the transportation of water and if necessary the removal of said lines, with the right of ingress and egress.
 Recording Date: December 2, 1971
 Recording No.: 761396
 Affects: As described and depicted on said plat

3. 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 No. 80-78: :

Recording No: 890505

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

Granted to: Puget Sound Energy, Inc.
 Purpose: Transmission, distribution and sale of electricity and appurtenances
 Recording Date: July 24, 2017
 Recording No.: 201707240177
 Affects: Right of way 10 feet in width with 5 feet on each side of a centerline as constructed; or to be constructed, extended or relocated

The description contained therein is not sufficient to determine its exact location.

5. Permanent Stormwater Control Facilities Operation and Maintenance (O&M) Manual and the terms and conditions thereof:

Recording Date: May 7, 2019
 Recording No.: 201905070079

EXHIBIT "A"**Exceptions
(continued)**

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 the Plat of Jones Estates:

Recording No: 201907160029

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: July 16, 2019
Recording No.: 201907160030

Assignment of Declaratnt Rights

Recording Date: November 14, 2019
Recording No.: 201911140051

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 21, 2020
Recording No.: 202001210072

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 17, 2020
Recording No.: 202009170076

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: Cambridge Commons Community Association formerly known as The Park In Sedro-Woolley Home Owners Association
Recording Date: July 16, 2019
Recording No.: 201907160030

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "A"

Exceptions
(continued)

thereof; Indian treaty or aboriginal rights.

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Sedro Woolley.

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 03/06/22
between Tamera M Schnell ("Buyer")
Buyer Donald R Warner Melissa A Warner ("Seller")
Seller Seller
concerning 412 Shannon Ave 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.

Authenticator
Tamera M Schnell 03/06/22
Buyer Date

Authenticator
Donald R Warner 02/27/2022
Seller Date

Authenticator
Melissa A Warner 02/26/2022
Seller Date