

202211040079  
11/04/2022 01:55 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

When recorded return to:  
Patrick W. Curran  
1003 Jameson St  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 4497  
NOV 04 2022

Amount Paid \$ 3217.80  
Skagit Co. Treasurer  
By *U* Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620053085

CHICAGO TITLE  
*620053085*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bonnie Lou Medellin, 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 Patrick W. Curran, an unmarried person

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

THE NORTH 310 FEET OF THE WEST 660 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 2, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., EXCEPT ROAD.  
EXCEPT THE EAST 330 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P35665 / 350402-4-002-0003

Subject to:

- 1. City, county or local improvement district assessments, if any.

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 2, 2022

Bonnie Lou Medellin  
Bonnie Lou Medellin

State of Washington

County of Skagit

This record was acknowledged before me on November 3, 2022 by Bonnie Lou Medellin.

Jennifer Brazil  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 7-25-2024



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 October 22, 2022

between Patrick W. Curran ("Buyer")

Buyer Buyer

and Bonnie L. Medellin ("Seller")

Seller Seller

concerning 22794 Bridgewater Rd 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  
Patrick W. Curran 10/22/22  
Buyer Date

B.M. 10-22-2022  
Seller Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date