

When recorded return to:
Veronica Gonzalez
825 Park Cottage Place
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224832

Dec 09 2022

Amount Paid \$6245.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053090

CHICAGO TITLE

620053090

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patsy Lou Hathaway, Personal Representative of The Estate of Shirley M. Short, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Veronica Gonzalez, 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.)

LT 16, PLAT OF PARK COTTAGES

Tax Parcel Number(s): P121531 / 4834-000-016-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 30, 2022

The Estate of Shirley M. Short, deceased

BY: Patsy Lou Hathaway
Patsy Lou Hathaway
Personal Representative

State of WASHINGTON

County of SNOHOMISH

This record was acknowledged before me on DECEMBER 2, 2022 by Patsy Hathaway as
of Patsy Lou Hathaway, Personal Representative of The Estate of
Shirley M. Short, deceased.

Susan J Earling
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 4.29.2025

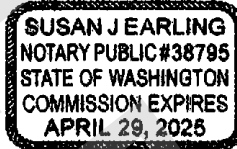


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P121531 / 4834-000-016-0000

LOT 16, PLAT OF PARK COTTAGES, AS PER PLAT RECORDED ON APRIL 20, 2004, UNDER AUDITOR'S FILE NO. 200404200129, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

In favor of:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	March 23, 1953
Recording No.:	486220
Affects:	A portion of said premises

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

In favor of:	Puget Sound Energy, Inc.
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	January 12, 2004
Recording No.:	200401120257

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 the Plat of Park Cottages:

Recording No: 200404200129

4. 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: April 20, 2004
Recording No.: 200404200131

5. 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: Park Cottages Homeowners Association
Recording Date: April 20, 2004
Recording No.: 200404200131

EXHIBIT "B"
Exceptions
(continued)

6. City, county or local improvement district assessments, if any.
7. 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 11/07/22
between Veronica Gonzalez ("Buyer")
and The Estate of Shirley M Short ("Seller")
concerning 825 Park Cottage Place Sedro Woolley WA 98284 (the "Property")

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
Veronica Gonzalez 11/07/22
Buyer Date
Buyer Date

Patry L. Hathaway 10-19-2022
Seller Date
Patry L. Hathaway 12-2-2022
Seller Date