

When recorded return to:

Nathan Spinelli and Aimee Spinelli
28517 Bacus Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235513

Feb 17 2023

Amount Paid \$10007.00
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.: 620053241

CHICAGO TITLE
620053241-DR

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel E. Root and Margaret L. Root, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Nathan Spinelli and Aimee Spinelli, a married couple and
Amelia Haigh, 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.)

Lot 1, SHORT PLAT NO. 96-048 In SW, 11-35-5E, W.M.

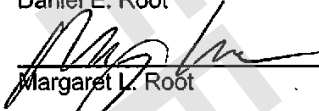
Tax Parcel Number(s): P122985 / 350511-3-006-0200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: February 10, 2023

Daniel E. Root



Margaret L. Root

State of Washington
County of SkagitThis record was acknowledged before me on 2-10-2023 by Daniel E. Root and Margaret L. Root.

(Signature of notary public)

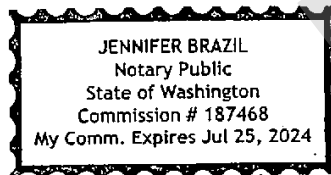
Notary Public in and for the State of WA WashingtonMy commission expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122985 / 350511-3-006-0200

PARCEL A:

LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 96-048, RECORDED UNDER AUDITOR'S FILE NO. 200505060139, RECORDS OF SKAGIT COUNTY, WASHINGTON IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M..

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

A 60 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AS DELINEATED ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 96-048, RECORDED UNDER AUDITOR'S FILE NO. 200505060139, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Reservations and/or Exceptions contained in instrument;
 Recording Date: February 24, 1953
 Recording No.: 359932

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: November 18, 1986
 Recording No.: 8611180010

3. Reservations and/or Exceptions contained instrument, including the terms, covenants and provisions thereof
 Recording Date: October 11, 1988
 Recording No.: 8810110042

4. 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, 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 in the document
 Recording Date: February 21, 1989
 Recording No.: 8902210090

 Said Easement was modified and partially recorded under Recording No. 200607200001.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: November 2, 1956
 Recording No.: 543693

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: State of Washington
 Purpose: Highway slopes
 Recording Date: December 10, 1975
 Recording No.: 827596

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: State of Washington

EXHIBIT "B"

Exceptions
(continued)

Purpose: General highway purposes and appurtenances
Recording Date: June 22, 1976
Recording No.: 837474

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Barthe DeClements, a single woman
Purpose: Ingress, egress and utilities
Recording Date: March 14, 1989
Recording No.: 8903140053
9. Reservation contained in deed, including the terms, covenants and provisions thereof:
Recording Date: May 22, 1929
Recording No.: 223306
10. Reservation contained in deed including the terms, covenants and provisions thereof:
Recording Date: November 9, 1938
Recording No.: 307327
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County, Washington, a municipal corporation
Purpose: Permanent right to enter, use and excavate gravel from a 100 foot strip adjacent to and parallel with the West bank of Wiseman Creek; also to install a dam 2 feet in height across Wiseman Creek
Recording Date: September 19, 1963
Recording No.: 640982
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Noretap, a General Partnership, its successors, agents, licensees and assignees
Purpose: A non-exclusive easement for the installation, maintenance, repair and replacement of a waterline, including any and all appurtenances thereto over under and across the subject property
Recording Date: June 14, 1990
Recording No.: 9006140064
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 Short Plat No. 96-048:

EXHIBIT "B"

Exceptions
(continued)

Recording No: 200505060139

14. Terms and provisions of Joint Use and Maintenance Agreements including the terms, covenants and provisions thereof;
Recording Date: May 6, 2005
Recording No.: 200505060140

15. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: October 23, 1989
Recording No.: 8910230016

Said instrument is a re-recording of Recording No. 8902210090, records of Skagit County, Washington

AMENDED by instrument(s):

Recording No.: 8910300086
Recording No.: 200204160016

16. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recording No.: 8911130023, records of Skagit County, Washington

Said instrument is a re-recording of Recording No. 8911020073

17. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 23, 1989
Recording No.: 8910230016, records of Skagit County, Washington

Said instrument is a re-recording of Recording No.: 8902210090

18. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;
Recording Date: December 15, 2005
Recording No.: 200512150101

EXHIBIT "B"

Exceptions
(continued)

Being a re-recording of Recording No. 200512210009

19. Protected Critical Area Site Plan, including the terms, covenants and provisions thereof;

Recording Date: January 16, 2013
Recording No.: 201301160089

20. 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.

21. 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."

22. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2023.
23. Manufactured Home Title Elimination Application recorded under Recording No. 201808170114 recites that a manufactured (mobile) home is, or is being affixed to the Land.
24. City, county or local improvement district assessments, if any.

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 DECEMBER 20, 2022
between Nathan Spinelli Aimee Spinelli Amelia Haigh ("Buyer")
and Daniel E Root Margaret L Root ("Seller")
concerning 28517 Bacus Rd 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
Nathan Spinelli
Buyer
Date 12/20/22

Seller

Date

Authenticator
Aimee Spinelli
Buyer
Date 12/20/22

Seller

Date

Authenticator
Amelia Haigh
Buyer
Date 12/20/22