

When recorded return to:

Jonathan Mills
17687 Allen Road
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235607

Feb 28 2023

Amount Paid \$14724.00
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.: 620053598

CHICAGO TITLE
620053598

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua L. Cecotti and Amanda J. Cecotti, 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 Jonathan Mills, 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.)

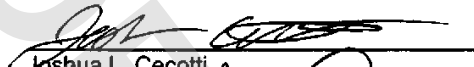
LT 3, SC SP NO. 93-082; **NE 13-35-03**

Tax Parcel Number(s): P106687 / 350313-1-002-0300

Subject to:


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

STATUTORY WARRANTY DEED
(continued)Dated: February 24, 2023


Joshua L. Cecotti


Amanda L. Cecotti

State of Washington
County of SkaatThis record was acknowledged before me on 2-24-23 by Joshua L. Cecotti and Amanda J. Cecotti.


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

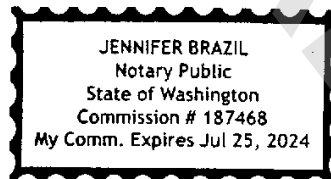


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P106687 / 350313-1-002-0300

LOT 3, SKAGIT COUNTY SHORT PLAT NO. 93-082, APPROVED JULY 5, 1994, AND RECORDED JULY 11, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 89, UNDER AUDITOR'S FILE NO. 9407110008, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEING A PORTION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼, SECTION 13, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.;

EXCEPT THAT PORTION OF SAID PREMISES LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST ¼;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST ¼ SOUTH 00°21'59" EAST A DISTANCE OF 37.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00°21'59" WEST A DISTANCE OF 1,289.40 FEET TO THE SOUTH LINE OF SAID NORTHWEST ¼;

THENCE ALONG SAID SOUTH LINE NORTH 89°48'04" WEST A DISTANCE OF 3.18 FEET TO THE FENCE SHOWN AS EXISTING AND RUNNING NORTHERLY JUST WEST OF THE WEST LINE OF THE PARCEL SURVEYED ON SKAGIT COUNTY RECORDED SURVEY NUMBER 9304120079, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE FOLLOWING SAID FENCE NORTH 05°26'19" WEST A DISTANCE OF 226.41 FEET;

THENCE NORTH 04°46'05" WEST A DISTANCE OF 74.27 FEET;

THENCE NORTH 01°51'54" WEST A DISTANCE OF 990.48 FEET;

THENCE EAST A DISTANCE OF 54.80 FEET TO THE TRUE POINT OF BEGINNING.

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 granted in a document:

Granted to:	The Pacific Telephone and Telegraph Co.
Purpose:	Telephone line and anchors
Recording Date:	October 31, 1912
Recording No.:	93534
Recording Date:	August 23, 1927
Recording No.:	206646
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 Skagit County Short Plat No. 93-082:

Recording No: 9407110008
3. Low Flow Mitigation Summary, including the terms, covenants and provisions thereof

Recording Date: December 23, 2003
Recording No.: 200312230180
4. Lot Certification, including the terms, covenants and provisions thereof

Recording Date: January 26, 2004
Recording No.: 200401260161
5. Title Notification, including the terms, covenants and provisions thereof

Recording Date: June 29, 2004
Recording No.: 200406290218
6. Title Notification, including the terms, covenants and provisions thereof

Recording Date: June 29, 2004
Recording No.: 200406290219
7. By-laws and Service Area, including the terms, covenants and provisions thereof

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

Recording Date: November 16, 2009
Recording No.: 200911160063

8. 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."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.