

When recorded return to:
Vincent T. Sciglibaglio and Caylie C. Sciglibaglio
933 Talcott Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236338
May 02 2023
Amount Paid \$7445.00
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.: 620053857

CHICAGO TITLE
620053857

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey A. Goudy also appearing of record as Jeff Goudy, 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 Caylie C. Sciglibaglio and Vincent T. Sciglibaglio , a Married Couple

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

LOT 2 OF REVISED SHORT PLAT NO. SW-2-79, APPROVED JULY 2, 1979 AND RECORDED JULY 26, 1979 IN BOOK 8 OF SHORT PLATS, PAGE 148, UNDER AUDITOR'S FILE NO. 7907260024, BEING A PORTION OF LOT 17, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASHINGTON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 60, 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): P77180 / 4171-002-017-0101

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

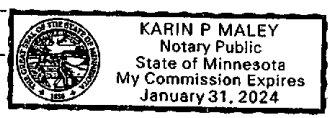
Dated: 4-25-2023

[Signature]
Jeffrey A. Goudy

State of MN
County of Hennepin

This record was acknowledged before me on April 25, 2023 by Jeffrey A. Goudy.

[Signature]
(Signature of notary public)
Notary Public in and for the State of MN
My commission expires: 1/31/2024



UNOFFICIAL DRAFT DOCUMENT

EXHIBIT "A"
Exceptions

1. 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 REVISED SHORT PLAT NO. SW-2-79:

Recording No: 7907260024

2. Agreement including the terms, covenants and provisions thereof

Recording Date: February 20, 1991
Recording No.: 9102200036
Regarding: Road Maintenance

3. 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: April 12, 1991
Recording No.: 9104120103
Affects: Portion of said premises

4. 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: October 1, 1990
Recording No.: 9010010094
Affects: Portion of said premises

5. Skagit County Right-To-Manage Natural Resource Lands Disclosure, and the terms and conditions thereof:

Recording Date: August 18, 2017
Recording No.: 201708180027

6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "A"

Exceptions
(continued)

"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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Sedro Woolley.
9. 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 April 08, 2023

between Vincent Scigliabaglio Caylie Scigliabaglio ("Buyer")
Buyer Buyer
and Jeff Goudy ("Seller")
Seller Seller
concerning 313 Central Street 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.

Authentication
Vincent Scigliabaglio 04/08/2023
Buyer Date
Authentication
Caylie Scigliabaglio 04/08/2023
Buyer Date

Authentication Jeffery A Goudy 4-25-2023
Jeffery A Goudy 04/08/23
Seller Date
Authentication

Seller Date