

202305080099

05/08/2023 02:27 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

**When recorded return to:**

Oscar G. Arias Garcia and Rosa M. Becerra Huerta  
3798 Upper Samish Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236418

May 08 2023

Amount Paid \$8458.40  
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.: 620053955

**CHICAGO TITLE CO.**

620053955

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Scott Olsen and Natalie Olsen, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Oscar G. Arias Garcia and Rosa M. Becerra Huerta, husband  
and wife

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

TRACT 1, SKAGIT COUNTY SHORT PLAT NO. 31-80, APPROVED MAY 21, 1980 AND  
RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 99, UNDER AUDITOR'S FILE NO.  
8005270029, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE  
SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 4 EAST, W. M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P49851 / 360424-3-006-0103

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 5-2-23

  
\_\_\_\_\_

Scott Olsen

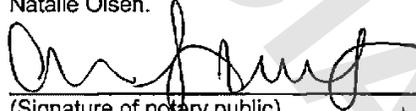
  
\_\_\_\_\_

Natalie Olsen

State of WA

County of Skagit

This record was acknowledged before me on May 2<sup>nd</sup>, 2023 by Scott Olsen and Natalie Olsen.

  
\_\_\_\_\_

(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 4-09-2025



**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 Skagit County Short Plat No. 31-80:

Recording No: 8005270029

2. 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."

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. 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

April 11 2023

The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_  
between Oscar G Arias Rosa M Becerra Huerta ("Buyer")  
Buyer Buyer  
and Scott Olsen Natalie Olsen ("Seller")  
Seller Seller  
concerning 3798 Upper Samish Rd Sedro-Woolley WA (the "Property")  
Address City State Zip 98284

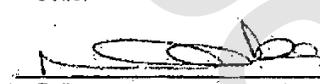
Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

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  
Oscar G Arias 04/11/2023  
Buyer Date  
Authenticator  
Rosa M Becerra Huerta 04/11/2023  
Buyer Date

 4-3-23  
Seller Date  
 4-3-23  
Seller Date