

**When recorded return to:**

David Ralph Newton and Susan Gayle Newton  
33501 Hamilton Cemetery Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237263

Jul 14 2023

Amount Paid \$9740.00

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.: 620054296

**CHICAGO TITLE**  
620054296

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mack Judd and Juanita Judd, 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 David Ralph Newton and Susan Gayle Newton, a married  
couple

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 4, Short Plat No. PL11-0021 in SE, 10-35-6E, W.M.

Tax Parcel Number(s): P127929 / 350610-4-007-0500

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 7-13-2023Mack Judd  
Mack JuddJuanita Judd  
Juanita JuddState of WashingtonCounty of SkagitThis record was acknowledged before me on 7/13/23 by Mack Judd and  
Juanita Judd.Heather M. Yarbrough  
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 11-02-24

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P127929 / 350610-4-007-0500**

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LOT 4, SKAGIT COUNTY SHORT PLAT NO. PL-08-0035, RECORDED UNDER RECORDING NUMBER 200808130042, AND MODIFIED BY SHORT PLAT NO. PL-11-0021, RECORDED UNDER RECORDING NUMBER 201108160029, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. Agreement regarding fence locations and other property encroachments, including the terms, covenants and provisions thereof

Recording Date: June 26, 2002  
Recording No.: 200206260061

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 Survey:

Recording No: 200212030084

3. Lot Certificate, including the terms, covenants and provisions thereof

Recording Date: March 13, 2008  
Recording No.: 200803130100

4. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: March 13, 2008  
Recording No.: 200803130100

5. 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:

Recording No: 200808130042

6. Skagit County Planning & Development Services and the terms and conditions thereof:

Recording Date: August 13, 2008  
Recording No.: 200808130043

7. 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,

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

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 Survey:

Recording No: 200908040067

8. 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:

Recording No: 201108160029

9. Lot Certificate, including the terms, covenants and provisions thereof

Recording Date: August 16, 2011

Recording No.: 201108160030

10. 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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. The Land has been classified as Forest Land and is subject to the provisions of RCW 84.34,

**EXHIBIT "B"**

Exceptions  
(continued)

which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording No.: 896139  
Recording No.: 8302030018  
Recording No.: 201012150008

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

**We note the removal of said land use designation was recorded on July 6, 2023 under Auditor's File No. 202307060067 for account number P127929 , however said use designation remains on the Skagit County tax rolls.**

13. Note: Manufactured Home Title Elimination Application recorded under Recording No. 202301270196 recites that a manufactured (mobile) home is, or is being affixed to the Land.
14. 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 06/24/23  
between David Ralph Newton Susan Gayle Newton ("Buyer")  
and Mack Judd Juanita Judd ("Seller")  
concerning 33501 Hamilton Cemetery Rd Sector Wapley 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.

<u>Mack Judd</u> <u>6-12-23</u>	<u>Juanita Judd</u> <u>6-12-2023</u>
Buyer Date	Seller Date
<u>David Ralph Newton</u> <u>06/24/23</u>	<u>Mack Judd</u> <u>06/24/23</u>
Buyer Date	Seller Date
<u>Susan Gayle Newton</u> <u>06/24/23</u>	