

When recorded return to:
Vickie Wammack
New Creation Renovations LLC
P.O Box 983
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237436
Jul 28 2023
Amount Paid \$1445.00
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

CHICAGO TITLE
620054669

Escrow No.: 620054669

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dale L. Woodruff and Myrna Woodruff, husband and wife as to Parcel A and Dale L. Woodruff, married as his separate estate as to Parcel B

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to New Creation Renovations LLC, a Washington limited liability company

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.)

PARCEL A: LTS 9 & 10, BLK 1, PLAT OF BAKER

PARCEL B: PTN LT 11, BLK 1, PLAT OF BAKER

Tax Parcel Number(s): P70489 / 4048-001-010-0002, P70490 / 4048-001-011-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 7-25-2023

Dale L. Woodruff
Dale L. Woodruff

Myrna Woodruff
Myrna Woodruff

State of WA
County of Skaagit

This record was acknowledged before me on 7-25-23 by Dale L. Woodruff and Myrna Woodruff.

Kyle Beam
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 9-11-23

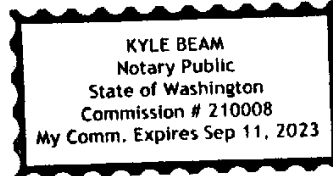


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P70489 / 4048-001-010-0002 and P70490 / 4048-001-011-0001

PARCEL A:

LOTS 9 AND 10, BLOCK 1, PLAT OF BAKER, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

EAST 15 FEET OF LOT 11, BLOCK 1, PLAT OF BAKER, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 the Plat of Baker:

Recording No: Volume 3, page 63

2. Assessments, if any, levied by Concrete.
3. City, county or local improvement district assessments, if any.
4. 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."

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 July 8, 2023
between New Creation Renovations LLC ("Buyer")
Buyer Dale L Woodruff Myrna Woodruff ("Seller")
Seller Seller
concerning 45955 McKee Alley Concrete WA 98237 (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.

Vicki Wammuk 7/8/23
Buyer Date

Dale L Woodruff 7-13-2023
Seller Date

Buyer Date

Myrna Woodruff 7-13-2023
Seller Date

Dale L Woodruff 7-25-2023
Myrna Woodruff 7-25-2023