

When recorded return to:  
Tanner Zavala and Shelby Zavala  
360 Sapp Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238630  
Nov 01 2023  
Amount Paid \$9739.11  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

CHICAGO TITLE  
020054682

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620054682

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John J. Bermani and Elizabeth G. Bermani, 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 Tanner Zavala and Shelby Zavala, 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.)

LT 1, SP NO. SP-2016-307; **BEING PTN SE 13-35-4**

Tax Parcel Number(s): P36506 / 350413-4-009-0003

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 10/27/2023

John J. Bermani  
John J. Bermani

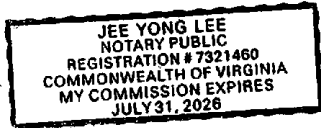
Elizabeth G. Bermani  
Elizabeth G. Bermani

State of Virginia

County of Fairfax

This record was acknowledged before me on Oct. 27, 2023 by John J. Bermani and Elizabeth G. Bermani.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Virginia  
My appointment expires: 07/31/2026



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P36506 / 350413-4-009-0003**

LOT 1, SHORT PLAT NO. SP-2016-307, RECORDED UNDER AUDITOR'S FILE NO. 201707180099,  
RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 set forth in a document:  
  
In favor of: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Underground electric system  
Recording Date: August 7, 1979  
Recording No.: 7908070034  
Affects: Portion of said premises  
  
NOTE: We note an instrument purporting to release said easement recorded May 26, 1998, under Recording No. 9805260215, records of Skagit County, Washington.
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 Sedro-Woolley Short Plat No. SW-0285:  
  
Recording No: 8512170015
3. 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 City of Sedro Woolley Short Plat No. 05-94:  
  
Recording No: 9509210102
4. Skagit County Right to Farm Ordinance and the terms and conditions thereof:  
  
Recording Date: June 26, 2006  
Recording No.: 200606260126
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 Boundary Line Adjustment Survey:  
  
Recording No: 200608220050
6. Boundary Line Adjustment Quit Claim Deed and the terms and conditions thereof:  
  
Recording Date: August 28, 2006  
Recording No.: 200608280125
7. Agreement Re: Maintenance of Private Forced Sewer Line and the terms and conditions thereof:  
  
Recording Date: July 13, 2017  
Recording No.: 201707130055
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 No. SP-2016-307:

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

Recording No: 201707180099

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

**John L. Scott**  
REAL ESTATE

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 August 30, 2023

between Tanner Zavala Shelby Zavala ("Buyer")  
Buyer Buyer  
and John J Bermani Elizabeth G Bermani ("Seller")  
Seller Seller  
concerning 360 Sapp Road 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.

Authentic:  
Tanner Zavala 08/30/2023  
Buyer Date

Authentic:  
John J Bermani 08/31/23  
Seller Date

Authentic:  
Shelby Zavala 08/30/2023  
Buyer Date

Authentic:  
Elizabeth G Bermani 08/31/23  
Seller Date