

When recorded return to:
Carmen Garcia and Jose Garcia
21224 Plaza Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20239043
Dec 15 2023
Amount Paid \$6917.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055426

CHICAGO TITLE
620055426

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason W. Williams and Karla Marie Kettlewell, who acquired title as Karla M. Williams, as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Carmen Garcia and Jose Garcia, 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 2, BLK 2, "LAMM'S PANORAMA VIEW LOTS"

Tax Parcel Number(s): P67770 / 3965-002-002-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12-18-2023

Jason W. Williams
Jason W. Williams

Karla Marie Kettlewell
Karla Marie Kettlewell
Williams

State of Washington
County of Snohomish

This record was acknowledged before me on December 8, 2023 by Jason W. Williams.

Marina T Ball
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: April 16, 2023



State of Washington
County of Snohomish

This record was acknowledged before me on December 11, 2023 by Karla Marie Kettlewell.
Williams

Marina T Ball
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: April 16, 2023



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67770 / 3965-002-002-0001

LOT 2, BLOCK 2, "LAMM'S PANORAMA VIEW LOTS", AS PER PLAT RECORDED IN VOLUME 7
OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W.M. Lindsay and Emma S. Lindsay, his wife

Recording Date: March 22, 1902

Recording No.: Volume 44, Page 412

The Company makes no representations about the present ownership of these reserved and excepted interests.

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 the Plat of Lamm's Panorama View Lots:

Recording No: 518609

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 14, 1955

Recording No.: 519356

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 11, 1956

Recording No.: 535987

4. Variance and the terms and conditions thereof:

Recording Date: March 17, 1982

Recording No.: 8203170006

5. 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

EXHIBIT "B"

Exceptions (continued)

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. 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 11/28/23
between Carmen Garcia Jose Garcia ("Buyer")
Buyer Buyer
and Jason W Williams Karla M Williams ("Seller")
Seller Seller
concerning 21224 Plaza Dr 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
Carmen Garcia 11/28/23
Buyer Date
Authentication
Jose Garcia 11/28/23
Buyer Date

[Signature] 11/10/23
Seller Date
Authentication
Karla M Williams 11/15/23
Seller Date