

**When recorded return to:**  
Derek Salamanca  
5883 S Quemoy Circle  
Centennial, CO 80015

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240093  
Apr 02 2024  
Amount Paid \$1125.00  
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**  
620056007

Escrow No.: 620056007

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Larry Johnson, an unmarried person and Larry L. Johnson as the Personal Representative of The Estate of Sharon A. Johnson, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Derek Salamanca, an unmarried person and Corina Bellinger, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., LYING SOUTH AND EAST OF THE COUNTY ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P42571/350713-0-019-0006

Subject to:

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

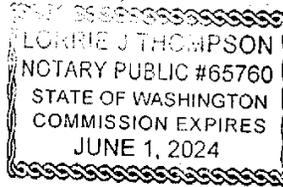
STATUTORY WARRANTY DEED  
(continued)

Dated: 4/1/24

Larry Johnson  
Larry Johnson

The Estate of Sharon A. Johnson, deceased

BY: Larry Johnson  
Larry Johnson  
Personal Representative

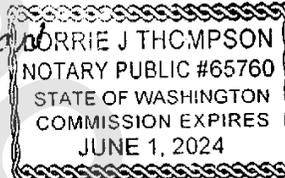


State of Washington  
County of SKAGIT

This record was acknowledged before me on 4-1-2024 by

Larry L. Johnson  
Harrie J. Thompson  
(Signature of notary public)

Notary Public in and for the State of Washington  
My commission expires: 6-1-2024



State of Washington  
County of Skagit

This record was acknowledged before me on 4-1-2024 by Larry L. Johnson ~~4-1-2024~~ as  
Personal Representative of the estate of Sharon A. Johnson.

Harrie J. Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 6-1-2024

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Pulp and Timber Co.
Purpose:	right of way
Recording Date:	December 4, 1936
Recording No.:	Volume 17 Page 185
Affects:	as described in said instrument
  
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: 200312110107
  
3. 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."
  
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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 19, 2024

between Derek Salamanca Corina Bellinger ("Buyer")  
Buyer Buyer

and Larry Johnson ("Seller")  
Seller Seller

concerning 41546 S Skagit Highway 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.

Authendator  
Derek Salamanca 03/19/2024  
Buyer Date

Larry Johnson 3-20-24  
Seller Date

Authendator  
Corina Bellinger 03/19/2024  
Buyer Date

Seller Date