

When recorded return to:
Robert Nowowiejski
2946 27th Ln NE
Olympia, WA 98506

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240492
May 03 2024
Amount Paid \$6005.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056167

CHICAGO TITLE
1020056167

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew F Bartone, an unmarried person and Kelly Hache, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Robert Nowowiejski, presumptively subject to the community
property interest of a ~~spouse~~ spouse

the following described real estate, situated in the County of Skagit, State of Washington:
TRACT "A" OF SKAGIT COUNTY SHORT PLAT NO. 32-80, AS APPROVED JULY 15, 1980,
AND RECORDED JULY 23, 1980, IN VOLUME 4 OF SHORT PLATS, PAGE 149, UNDER
AUDITOR'S FILE NO. 8007230004, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A
PORTION OF GOVERNMENT LOT 1 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7
EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P42689 / 350715-0-011-0002

Subject to:

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

STATUTORY WARRANTY DEED

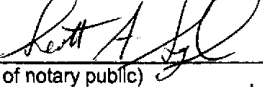
(continued)

Dated: 5/2/24

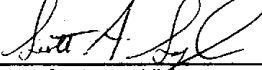
Matthew F. Bartone



Kelly Hache

State of WashingtonCounty of SnohomishThis record was acknowledged before me on May 2, 2024 by Matthew F Bartone.

(Signature of notary public)

Notary Public in and for the State of WAMy appointment expires: 11/30/24State of WashingtonCounty of SnohomishThis record was acknowledged before me on May 2, 2024 by Kelly Hache.

(Signature of notary public)

Notary Public in and for the State of WAMy appointment expires: 11/30/24

SCOTT A SAYLER
Notary Public
State of Washington
Commission # 73694
My Comm. Expires Nov 30, 2024

SCOTT A SAYLER
Notary Public
State of Washington
Commission # 73694
My Comm. Expires Nov 30, 2024

EXHIBIT "A"

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 Short Plat No. 32-80:

Recording No: 8007230004

2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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."

5. City, county or local improvement district assessments, if any.
6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration

EXHIBIT "A"
Exceptions
(continued)

of the terms.

Authentisign ID: 00000000-00000000-00000000-00000000

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 April 8, 2024

between Robert Nowowiejski Cezary Nowowiejski ("Buyer")
Buyer Buyer
and Matthew F Bartone Kelly Hache ("Seller")
Seller Seller
concerning 39926 Cape Horn Rd 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.

Authentisign
Cezary Nowowiejski 04/08/24
Buyer Date

Authentisign
Robert Nowowiejski 04/08/24
Buyer Date

Authentisign
Matthew Bartone 02/21/24
Seller Date

Authentisign
Kelly Hache 02/21/24
Seller Date