

When recorded return to:
Jessica Elliott
111 Woodsworth St, #401
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241967

Aug 30 2024

Amount Paid \$1965.00

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.: 620056667

CHICAGO TITLE CO.

62005 Lele le 7

STATUTORY WARRANTY DEED

THE GRANTOR(S) Diana Marie Figueroa and Christopher Michael James, 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 Jessica Elliott, an unmarried person and Curtis Swanson, an
unmarried person

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, SP NO. 96-101, REC NO. 9712230021 AND PTN N 1/2 NE 1/4 28-35-9

Tax Parcel Number(s): P113245 / 350928-1-001-0200


Subject to:

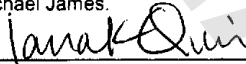
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: August 29, 2024

Diana Marie Figueroa

Christopher Michael JamesState of WashingtonCounty of SnohomishThis record was acknowledged before me on 08/29/2024 by Diana Marie Figueroa and Christopher Michael James.

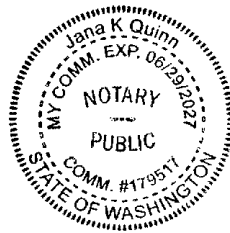
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P113245 / 350928-1-001-0200

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 96-101, APPROVED DECEMBER 12, 1996, RECORDED DECEMBER 23, 1996, IN BOOK 13 OF SHORT PLATS, PAGES 75 AND 76, UNDER AUDITOR'S FILE NO. 9712230021, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Any change in the boundary of legal description of the real property, or title to the estate insured, that may arise due to shifting and changing in course of the West fork of the small creek.
2. Restrictive Covenants and Covenants Respecting Maintenance of Roadway, 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: December 2, 1997
 Recording No.: 9712020083
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

 Granted to: Skagit County
 Purpose: Native Growth Protection Area Easement
 Recording Date: December 2, 1997
 Recording No.: 9712020084
4. 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 Skagit County Short Plat 96-101:

 Recording No: 9712230021
5. Covenants, conditions, restrictions contained in Deed, 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: July 3, 2000
 Recording No.: 200007030003
6. 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

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

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."

7. City, county or local improvement district assessments, if any.
8. 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 of the terms.

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 19, 2024
between Jessica Elliott Curtis Swanson ("Buyer")
Buyer Buyer
and Christopher Michael James Diana Marie Figueroa ("Seller")
Seller Seller
concerning 10071 Hornbeck Drive 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.

Authentic
Jessica Elliott 08/20/2024
Buyer Date

Authentic
Curtis Swanson 08/20/2024
Buyer Date

Authentic
Diana Marie Figueroa 08/20/24
Seller Date

Authentic
Christopher Michael James 08/20/24
Seller Date