

202410030034

10/03/2024 01:43 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

WHEN RECORDED RETURN TO:

Name: William John Royal  
Address: 279 Lewis Place  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242411

Oct 03 2024

Amount Paid \$8309.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Escrow Number: 822891RT  
Filed for Record at Request of: *Rainier Title, LLC*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S), Larry L. Ramos and Sonja L. Ramos, a married couple for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to William John Royal, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

**LOT A, CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SW-2579 AS APPROVED OCTOBER 22, 2008 AND RECORDED OCTOBER 28, 2008, UNDER AUDITOR'S FILE NO. 200810280082, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.**

**SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.**

*Subject to: See attached Exhibit A, which is made a part hereof by this reference.*

Abbreviated Legal: LT A, CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SW-2579, REC NO. 200810280082, BEING PTN NE 1/4 SEC 23-35-4E, W.M.

Tax Parcel Number(s): P128041 / 350423-1-004-0300

Dated: SEPTEMBER 27 2024

*This page is attached to and made a part of the Statutory Warranty Deed*

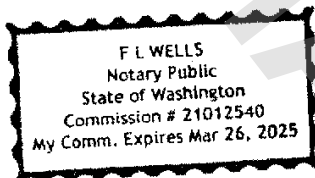
Larry L. Ramos  
Larry L. Ramos

Sonja L. Ramos  
Sonja L. Ramos

STATE OF Washington

COUNTY OF Skagit

This record was acknowledged before me on September 27, 2024 by Larry L. Ramos and Sonja L. Ramos.



F. L. Wells  
Name: F. L. Wells  
My Commission Expires: 03/26/2025

**Exhibit A****Subject To:**

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. SW-2579:

Recording No.: 200810280082

2. Covenants, conditions and restrictions 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: May 8, 2006

Recording No.: 200605080212

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 7, 2006

Recording No.: 200607070003

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 28, 2008

Recording No.: 200810280083

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: The Klinger Estates Homeowners Association

Recording Date: July 7, 2006

Recording No.: 200607070003

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

7. 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. Ditch right of way, constructive notice of which is disclosed by various instruments of record. The exact location and extent of said right of way is not disclosed of record.

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded:	May 2, 2005
Recording No.:	200505020130, records of Skagit County, Washington
In favor of:	Puget Sound Energy, Inc.
For:	Electric transmission and/or distribution line, together with necessary appurtenances

**End of Exhibit A**