

When recorded return to:
Michael Macomber and Millissa Macomber
107 Abbotts Alley
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242521
Oct 11 2024
Amount Paid \$9562.00
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

CHICAGO TITLE

Le 20057291

Escrow No.: 620057291

STATUTORY WARRANTY DEED

THE GRANTOR(S) Martha Rose, Trustee of the Martha Rose Living Trust dated August 20, 2021
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Millissa Macomber and Michael Macomber, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 1, SEDRO WOOLLEY SHORT PLAT NO. SW-SP-2018-186, APPROVED OCTOBER 10,
2018 AND RECORDED OCTOBER 17, 2018 UNDER SKAGIT COUNTY AUDITOR'S FILE NO.
201810170055, BEING A PORTION OF LOTS 3, 4 AND 5, BLOCK 17, "WOOLLEY, THE HUB OF
SKAGIT COUNTY, WASHINGTON," ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 2 OF PLATS, PAGE 92, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P77549 / 4177-017-005-0107

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10/8/24

Martha Rose, Trustee of the Martha Rose Living Trust dated August 20, 2021

BY: Martha Rose
Martha Rose
Trustee

State of Washington

County of Skasit

This record was acknowledged before me on 10-8-24 by Martha Rose as Trustee of the Martha Rose Living Trust dated August 20, 2021.

[Signature]

(Signature of notary public)

Notary Public in and for the State of WA

My appointment expires: 3-29-28

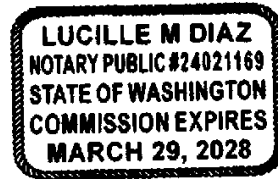


EXHIBIT "A"
Exceptions

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

Granted to: Puget Sound Energy, Inc.
Purpose: Utility systems
Recording Date: September 18, 2017
Recording No.: 201709180194
Affects: As constructed

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 15, 2016
Recording No.: 201601150037
Matters shown: Encroachment of a fence onto Metcalf Street right of way by approximately 1.0 feet and encroachment of a fence onto property to the north by approximately 3.6 feet

3. Easement, including the terms and conditions thereof, reserved by instrument;

Recorded: April 30, 1958
Auditor's No.: 564713, records of Skagit County, Washington
For: That the City reserves for itself easements, and the right to grant to third parties easements, on, over and under the vacated streets, alleys and public ways, for the construction, use, repair and maintenance of public utilities and services

4. Permanent Stormwater Control Facilities Operation and Maintenance (O&M) Manual including the terms, covenants and provisions thereof

Recording Date: May 25, 2018
Recording No.: 201805250004

5. 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 Sedro Woolley Short Plat No. SW-SP-2018-186:

Recording No: 201810170055

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:

EXHIBIT "A"Exceptions
(continued)

"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."

7. Assessments, if any, levied by Sedro Woolley.
8. 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 September 13, 2024

between Michael Macomber Buyer Millissa Macomber Buyer ("Buyer")

and Martha Rose Seller ("Seller")

concerning 107 Abbott's Alley Address Sedro Woolley City WA 98284 State Zip (the "Property")

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.

Authenticates: [Signature] 09/14/2024
Buyer Date

Authenticates: Martha Rose 09/15/24
Seller Date

Authenticates: Millissa Macomber 09/14/2024
Buyer Date

Seller Date