

202501030045

01/03/2025 01:42 PM Pages: 1 of 7 Fees: \$309.50  
Skagit County Auditor, WA

**WHEN RECORDED RETURN TO:**

**Name:** Leah Erickson Howard and Ashton Scott Howard  
**Address:** 410 Cambridge Street  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250016  
Jan 03 2025  
Amount Paid \$11520.00  
Skagit County Treasurer  
By Lena Thompson Deputy

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**Escrow Number:** 821840RT  
**Filed for Record at Request of:** Rainier Title, LLC  
**Land Title Number:** 212768-LT

**Recorded By**  
**Rainier Title**  
**Order # 821840RT**

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S),** Winston E. Card and Kristine R. Card, who acquired title as Winston Card and Kristine Robee Card, 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 Leah Erickson Howard and Ashton Scott Howard, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

**Lot 2, "PLAT OF JONES ESTATES", according to the plat thereof recorded July 16, 2019, under Auditor's File No. 201907160029, records of Skagit County, Washington.**

**Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.**

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

**Abbreviated Legal:** Lot 2, Jones Estates

**Tax Parcel Number(s):** P134806

**Dated:** December 30, 2024

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

Winston E. Card  
Winston E. Card

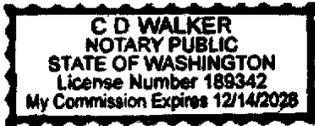
\_\_\_\_\_  
Kristine R. Card

STATE OF Washington

COUNTY OF Skagit

This record was acknowledged before me on 12.28.24 by Winston E. Card  
and Kristine R. Card. (100)

C. D. Walker  
Name: C. D. WALKER  
My Commission Expires: 12.14.28



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

\_\_\_\_\_  
Winston E. Card  
W. Card  
\_\_\_\_\_  
Kristine R. Card

STATE OF ~~Washington~~ Florida  
COUNTY OF ~~Skagit~~ Orange

This record was acknowledged before me on December 30 2024 by Winston E. Card  
~~and Kristine R. Card.~~

[Signature]  
\_\_\_\_\_  
Name:  
My Commission Expires: 10/14/2028



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 November 15, 2024  
between Leah Erickson Howard ("Buyer")  
Buyer Winston E. Card Kristine R. Card ("Seller")  
Seller Seller  
concerning 410 Cambridge Street Sedro Woolley WA 98284 (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.

Authorized by  
Leah 11/16/2024  
Buyer Date

Authorized by  
Winston Card 11/17/24  
Seller Date  
Authorized by  
Kristine R Card 11/17/24  
Seller Date

**Exhibit A**

**Subject To:**

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**Grantee: Drainage District No. 14, Skagit County, Washington**

**Purpose: Right-of-way for drainage ditch**

**Area Affected: Exact width and location not disclosed on the record**

**Recorded: February 26, 1935**

**Auditor's No.: Volume 166 of Deeds, page 584**

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**Grantee: Cascade Natural Gas Corporation, a corporation**

**Purpose: Pipe line**

**Area Affected: A strip of land 50 feet in width, the centerline of which is described as follows: Beginning at a point on the**

**South line of said South ½ of the Southwest ¼ 839.6 feet East of the Southwest corner thereof; thence North 49°19' East, 23.5**

**feet to the North right-of-way line of the County road and true point of beginning;**

**thence North 49°19' East, 859.2 feet; thence North 83°21' East, 188.2 feet to the West line of the Brunk property.**

**Dated: April 29, 1957**

**Recorded: May 13, 1957**

**Auditor's No.: 551204**

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**Grantee: Public Utility District No. 1 of Skagit County**

**Purpose: Pipe line**

**Area Affected: West 25 feet of the subject property**

**Dated: October 1, 1971**

**Recorded: December 2, 1971**

**Auditor's No.: 761396**

**COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,  
PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON  
THE FACE OF SAID PLAT OR SHORT PLAT:**

**Plat/Short Plat: Short Plat No. 80-78**

**Recorded: November 1, 1978**

**Auditor's No.: 890505**

**MATTERS DISCLOSED BY RECORD OF SURVEY (Short Plat No. 70-80):**

**Recorded: July 7, 1980**

**Auditor's File No.: 8007070001**

**MATTERS DISCLOSED BY RECORD OF SURVEY:**

**Filed: October 15, 1986**

**Volume/Page: Volume 6 of Surveys, page 279**

**Auditor's File No.: 8610150001**

**ORDINANCE NO. 937 AND THE TERMS AND CONDITIONS THEREOF:**

**Given By: The City Council of the City of Sedro-Woolley**

**Purpose: Annexing certain territory contiguous to said City lying North of Jones  
Road and East of Birch Lane and making it a part of said City and fixing voting  
districts therein.**

**Approved: June 9, 1980**

**Recorded: March 12, 1987**

**Auditor's No.: 8703120024**

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**Grantee: Puget Sound Energy, Inc., a Washington Corporation**

**Purpose: The right to construct, operate, maintain, repair, replace, improve, remove,  
enlarge and use the easement area for one or more utility systems for purposes of  
transmission, distribution and sale of electricity.**

**Area Affected: Exact location not disclosed**

**Dated: June 12, 2017**

**Recorded: July 24, 2017**

**Auditor's No.: 201707240177**

**PERMANENT STORMWATER CONTROL FACILITIES OPERATION AND  
MAINTENANCE MANUAL AND THE TERMS AND CONDITIONS THEREOF:**

**Recorded: May 7, 2019**

**Auditor's No.: 201905070079**

**COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,  
PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON  
THE FACE OF SAID PLAT OR SHORT PLAT:**

**Plat/Short Plat: Plat of Jones Estates**

**Recorded: July 16, 2019**

**Auditor's No.: 201907160029**

**COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF  
PROTECTIVE RESTRICTIONS:**

**Recorded: July 16, 2019**

**Auditor's No.: 201907160030**

**ASSIGNMENT OF DECLARATION RIGHTS UNDER DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS FOR THE PLAT  
OF JONES ESTATES AKA "THE PARK IN SEDRO-WOOLLEY":**

**Recorded: November 14, 2019**

**Auditor's No.: 201911140051**

**FIRST AMENDMENT TO DECLARATION OF COVENANTS FOR CAMBRIDGE  
COMMONS (FKA THE PARK IN SEDRO-WOOLLEY):**

**Recorded: January 21, 2020**

**Auditor's No.: 202001210072**

**SECOND AMENDMENT TO DECLARATION OF COVENANTS FOR CAMBRIDGE  
COMMONS (FKA THE PARK IN SEDRO-WOOLLEY):**

**Recorded: September 17, 2020**

**Auditor's No.: 202009170076**

**THIRD AMENDMENT TO DECLARATION OF COVENANTS FOR CAMBRIDGE  
COMMONS (FKA THE PARK IN SEDRO-WOOLLEY):**

**Recorded: February 15, 2022**

**Auditor's No.: 202202150056**

**End of Exhibit A**

LPB 10-05 (-I)