

202501080004

01/08/2025 08:51 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Jessie Pitman
1707 Oriental Avenue
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250041
Jan 08 2025
Amount Paid \$3525.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
CITY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057692

CHICAGO TITLE

620057692

STATUTORY WARRANTY DEED

THE GRANTOR(S) Vickie Wiedmann, a married woman as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jessie Pitman, 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. 1, SP 142-79, REC NO. 8005020014 in SW, 9-35-4E, W.M.

Tax Parcel Number(s): P36056 / 350409-2-005-3118

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 1-3-2025

Vickie Wiedmann
Vickie Wiedmann

State of Montana

County of Foothold

This record was acknowledged before me on January 3rd, 2025 by Vickie Wiedmann.

Dina L. Pomper
(Signature of notary public)
Notary Public in and for the State of Montana
My appointment expires: 3/5/2027

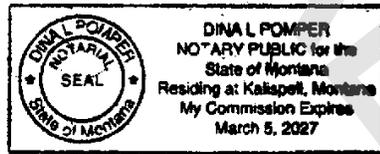


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P36056 / 350409-2-005-3118

LOT 1 OF SKAGIT COUNTY SHORT PLAT 142-79, APPROVED MAY 2, 1980, AND RECORDED MAY 2, 1980 IN VOLUME 4 OF SHORT PLATS, PAGE 74 UNDER RECORDING NO. 8005020014, RECORDS OF SKAGIT COUNTY WASHINGTON, BEING A PORTION OF TRACT 1 OF THAT CERTAIN 5 ACRE PARCEL SUBDIVISION NO 128-78, ENTITLED VALLEY VIEW ESTATES, DIVISION NO 3 APPROVED DECEMBER 8, 1978 AND RECORDED DECEMBER 8, 1978 UNDER RECORDING NO. 892764, IN VOLUME 3 OF SHORT PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, BEING A PORTION OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 4 EAST W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Exceptions**

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

In favor of:	Puget Sound Power & Light Company
Purpose:	Transmission line, ingress, egress and covenant against blasting
Recording Date:	April 15, 1925
Recording No.:	182764
Affects:	Portion of said premises

2. Covenants, conditions, restrictions and easements 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:	September 6, 1978
Recording No.:	886890

Modification(s) of said covenants, conditions and restrictions

Recording Date:	July 25, 1979
Recording No.:	7907250043

3. Covenants, conditions, restrictions and easements 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 14, 1978
Recording No.:	893106

Modification(s) of said covenants, conditions and restrictions

Recording Date:	February 26, 2002
Recording No.:	200202260067

4. Provision contained in instrument and the terms and conditions thereof:

Recording Date:	January 31, 1979
Recording No.:	895881

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

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

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. 128-78:

Recording No: 892764

6. 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. 142-79:

Recording No: 8005020014

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."

8. Assessments, if any, levied by Valley View Estates Community Association.
9. 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 October 31, 2024
between Jessie Pitman ("Buyer")
Buyer Buyer
and Vickie Wiedmann ("Seller")
Seller Seller
concerning 0-XX Valley View Road 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.

Authentic
Jessie Pitman 11/01/2024
Buyer Date

Vickie Wiedmann 11/05/24 1/3/2025
Authentic Seller Date

Buyer Date

Seller Date