

When recorded return to:
Kenneth Hazelrigg
1101 Rhodes Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250049
Jan 08 2025
Amount Paid \$8165.00
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

Escrow No.: 620057927

CHICAGO TITLE
620057927

STATUTORY WARRANTY DEED

THE GRANTOR(S) Neil D. Cobb, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Kenneth Hazelrigg, an unmarried person and Sabrina I. Routh, 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.)

TRACT 2, SEDRO-WOOLLEY SP NO. SW-05-95, REC 9602150081; BEING PTN OF NE 1/4 OF SEC 26-35-4E, W.M.

Tax Parcel Number(s): P37697 / 350426-1-004-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 1-2-25

Neil D. Cobb
Neil D. Cobb

State of WASHINGTON
County of SKAGIT

This record was acknowledged before me on JANUARY 2, 2025 by Neil D. Cobb.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

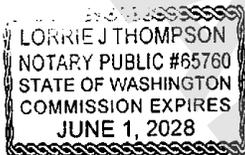


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P37697 / 350426-1-004-0009

TRACT 2 OF SEDRO-WOOLLEY SHORT PLAT NO. SW-05-95, APPROVED FEBRUARY 1, 1996, RECORDED FEBRUARY 15, 1996, IN VOLUME 12, PAGE 77 OF SHORT PLATS, UNDER AUDITOR'S FILE NO. 9602150081, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Agreement waiver of protest and special power of attorney(LID/ULID), and the terms and conditions thereof:

Recording Date: February 15, 1996
Recording No.: 9602150080

2. 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 No. SW-05-95:

Recording No: 9602150081

3. 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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Sedro Woolley.
6. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2025.
7. City, county or local improvement district assessments, if any.