

202505150009

05/15/2025 09:29 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Constance B Phelps
6951 Woodbury Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251464

May 15 2025

Amount Paid \$18195.00

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.: 620058407

CHICAGO TITLE

620058407

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alan D. Pederson and Teresa M. Pederson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Constance B Phelps, unmarried and Calvin J Humphreys,
unmarried

the following described real estate, situated in the County of Skagit, State of Washington:

TRACT 1, SKAGIT COUNTY SHORT PLAT NO. 92-048, ACCORDING TO THE SHORT PLAT
THEREOF RECORDED FEBRUARY 1, 1993 IN VOLUME 10 OF SHORT PLATS, PAGES 171
AND 172, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 35
NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P102630 / 350401-4-015-0100

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

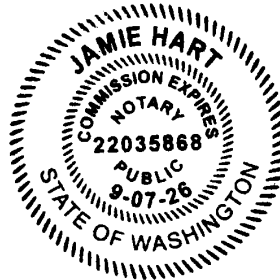
Dated: 5-9-2025Alan D Pederson
Alan D. PedersonTeresa M Pederson
Teresa M. PedersonState of WashingtonCounty of SkagitThis record was acknowledged before me on 5-9-2025 by Alan D Pederson
and Teresa M Pederson.Jamie Hart
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 9-07-26

EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 67154

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. 92-048, recorded in Volume 10 of Short Plats, Pages 171 and 172:

Recording No: 9302010096

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

Granted to: Noah F and Patricia Wessinger
Purpose: Non-exclusive easement for ingress, egress and utilities over, under and through
Recording Date: October 30, 1996
Recording No.: 9610300100
Affects: Portion of said premises

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

Purpose: Maintenance declaration and agreement
Recording Date: June 6, 1997
Recording No: 9706060036
Affects: Portion of said premises

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

6. City, county or local improvement district assessments, if any.

John L. Scott
REAL ESTATE

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 April 27, 2025
between CONSTANCE B. PHELPS CALVIN J. HUMPHREYS ("Buyer")
Buyer
and Alan D Pederson Teresa M Pederson ("Seller")
Seller
concerning 6951 Woodbury Ln 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.

Constance B Phelps 4-27-25 Calvin J. Humphreys 4-21-25
Buyer Date Seller Date
Calvin J. Humphreys 4-27-25 Teresa Pederson 4/21/25
Buyer Date Seller Date