

When recorded return to:

Eulises Tovar  
405 Ferry Street  
Sedro Woolley, WA 98284

201807250048  
07/25/2018 01:39 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: C1800698JB

**Statutory Warranty Deed**

115800 GUARDIAN NORTHWEST TITLE CO

THE GRANTORS Len H. Mascott and Brenda K. Mascott, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to EULISES TOVAR, AN UNMARRIED PERSON

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

Abbreviated Legal:  
Ptn. Lots 1 & 2, Block 10, Junction Addition to Sedro  
Tax Parcel Number(s): 4166-010-002-0100 (P120729)

The East 40.41 feet of Lot 1, together with the East 40.41 feet of Lot 2, Block 10, "REPLAT OF THE JUNCTION ADDITION TO SEDRO," as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington.  
Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

For further particulars see attached Exhibit "B" and by this reference made a part hereof. Exhibit "B" – Skagit County Right-To-Manage Natural Resource Lands Disclosure.

Dated July 23, 2018

Len H. Mascott  
Len H. Mascott

Brenda K. Mascott  
Brenda K. Mascott

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 3248  
JUL 25 2018

STATE OF Idaho ) ID  
COUNTY OF Kootenai County ) SS:

Amount Paid \$ 4,130.<sup>15</sup>  
Skagit Co. Treasurer  
By mem Deputy

I certify that I know or have satisfactory evidence that Len H. Mascott and Brenda K. Mascott

are the persons who appeared before me, and said persons acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 7/24/2018

Cindy Lee Tyner  
Notary Public in and for the State of Idaho  
Residing at Kootenai County, ID  
My appointment expires: 9/30/21

**Cindy Lee Tyner**  
NOTARY PUBLIC  
STATE OF IDAHO  
# 66249

**EXHIBIT "A"**

Municipal assessments, if any, levied by the City of Sedro Woolley.

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Replat of the Junction Addition to Sedro  
Recorded: December 27, 1905  
Auditor's No.: Volume 3 of Plats, Page 48

B. Provisions and matters regarding a boundary line adjustment set forth on document recorded July 15, 2003 under Auditor's File No. 200307150172.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Rodleen Giecek, an unmarried person  
Recorded: October 05, 2012  
Auditor's No. 201210050058  
Purpose: A non-exclusive easement for a sanitary sewer line

EXHIBIT "B"

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 June 12, 2018

between <u>Eulises Toyar</u>			("Buyer")
<small>Buyer</small>	<small>Buyer</small>		
and <u>Len H Mascott</u>	<u>Brenda K Mascott</u>	("Seller")	
<small>Seller</small>	<small>Seller</small>		
concerning <u>405 Ferry St</u>	<u>Sedro Woolley</u>	<u>WA 98284</u>	(the "Property")
<small>Address</small>	<small>City</small>	<small>State Zip</small>	

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.

Eulises Toyar 6-12-18  
Buyer Date

\_\_\_\_\_  
Buyer Date

Authenticate  
Len H. Mascott Len H. Mascott 06/13/2018  
Seller Date  
07/25/2018 11:01:14 AM PDT

Authenticate  
Brenda K. Mascott Brenda K. Mascott 06/13/2018  
Seller Date  
07/25/2018 11:15:28 AM PDT