

When recorded return to:
Bryan Jordan and Sara Chris Jordan
26821 Old Day Creek Road
Sedro Woolley, WA 98284



201901140077

01/14/2019 11:17 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620036703

Escrow No.: 620036703

STATUTORY WARRANTY DEED

THE GRANTOR(S) James F. Jones and Jolene L. Jones, 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 Bryan Jordan and Sara Chris Jordan, a married couple

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

Lot 1, SKAGIT COUNTY SHORT PLAT NO. 95-042, approved April 16, 1996, and recorded April 18, 1996, in Volume 12 of Short Plats, pages 92 and 93 under Auditor's File No. 9604180001, records of Skagit County, Washington; being a portion of the North Half of the Northwest Quarter of the Southeast Quarter of Section 33, Township 35 North, Range 5 East of the Willamette Meridian, INCLUDING A 1990 Redman 48x24 Manufactured Home, Serial Number 11814423, title of which has been eliminated.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P108854 / 350533-4-006-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019138
JAN 14 2019

Amount Paid \$ *3,577.46*
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 14, 2019

James F. Jones
James F. Jones
Jolene L. Jones
Jolene L. Jones

State of WA
County of Spokane

I certify that I know or have satisfactory evidence that
James F. Jones, Jolene L. Jones
is(are) the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 1/9/19

Matthew C. Hellstrom
Name: Matthew C. Hellstrom
Notary Public in and for the State of WA
Residing at: Spokane, WA
My appointment expires: May 20, 2019

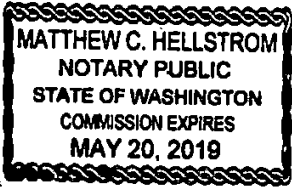


EXHIBIT "A"
Exceptions

1. Exceptions and reservations as contained in Deed
From: G. J. Cheasty and Ivah Cheasty, husband and wife; and H.C. Peters and Gertrude Peters husband and wife
Recorded: March 5, 1932
Auditor's No.: 249233, records of Skagit County, WA
As follows: Except all minerals
Affects: Said premises and other property

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

Granted to: The United States of America
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: June 18, 1971
Recording No.: 754245
Affects: A portion of said premises and other property

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: February 26, 1993
Recording No.: 9302260119
Affects: A portion of said premises

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

Granted to: Future lot owners
Purpose: Ingress, egress and utilities
Recording Date: April 18, 1996
Recording No.: 9604180002
Affects: A portion of said premises

Said easement contain, among other things, provisions for maintenance by the common users.

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

EXHIBIT "A"**Exceptions
(continued)**

said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY
SHORT PLAT NO. 95-042:

Recording No: 9604180001

6. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: November 3, 2005
Recording No.: 200511030022

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

8. Exceptions and reservations as contained in Deed

From: G. J. Cheasty and Ivah Cheasty, husband and wife; and H.C. Peters and
Gertrude Peters husband and wife
Recorded: March 5, 1932
Auditor's No.: 249233, records of Skagit County, WA
As follows: Except all minerals
Affects: Said premises and other property

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

Granted to: The United States of America
Purpose: Electric transmission and/or distribution line, together with necessary
appurtenances
Recording Date: June 18, 1971
Recording No.: 754245
Affects: A portion of said premises and other property

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary
appurtenances
Recording Date: February 26, 1993
Recording No.: 9302260119
Affects: A portion of said premises

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

Granted to: Future lot owners
Purpose: Ingress, egress and utilities
Recording Date: April 18, 1996

EXHIBIT "A"Exceptions
(continued)

Recording No.: 9604180002
Affects: A portion of said premises

Said easement contain, among other things, provisions for maintenance by the common users.

12. Covenant with respect to maintenance of easement

Recording Date: February 5, 1993
Recording No.: 9302050123
Affects: Mutual easement for short plat

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 95-042:

Recording No: 9604180001

14. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: November 3, 2005
Recording No.: 200511030022

15. 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 28, 2018
between Bryan Jordan Sara Chris Jordan ("Buyer")
Buyer Buyer
and James Jones Jolene Jones ("Seller")
Seller Seller
concerning 26821 Old Day Creek 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.

Authenticator
Bryan Jordan 11/28/2018
Buyer 11/28/2018 6:31:55 PM PST Date

Authenticator
James F Jones 11/29/2018
Seller 11/29/2018 6:12:58 PM PST Date

Authenticator
Sara Chris Jordan 11/28/2018
Buyer 11/28/2018 6:28:55 PM PST Date

Authenticator
Jolene L Jones 11/29/2018
Seller 11/29/2018 6:12:54 PM PST Date