

When recorded return to:
Jeffrey J. Thrower and Jeannette L. Aranda
8040 Pipeline Road
Sedro Woolley, WA 98284



201906030039

06/03/2019 09:19 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

Escrow No.: 620038009

CHICAGO TITLE
620038009

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald T. Childs and Denise L. Hartz-Childs, 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 Jeffrey J. Thrower and Jeannette L. Aranda, a married couple

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.)

Lot A, SPL No. LYMAN 2004-001, AFN 200403180035 (Ptn. NW $\frac{1}{4}$ NE $\frac{1}{4}$ 17-35N-6E), Skagit, Wa.

Tax Parcel Number(s): P101165 / 350617-0-188-0600

Subject to:

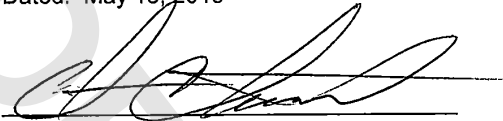
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2104
JUN 03 2019

Amount Paid \$ 7,123.22
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 18, 2019



Donald T. Childs




Denise L. Hartze-Childs

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Donald T. Childs and Denise L. Hartze-Childs are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: MAY 28, 2019


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P101165 / 350617-0-188-0600

PARCEL A:

Lot A of TOWN OF LYMAN SHORT PLAT NO. LYMAN 2004-001, as approved March 12, 2004, and recorded March 18, 2004, under Auditor's File No. 200403180035, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northeast Quarter of Section 17, Township 35 North, Range 6 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

PARCEL B:

An easement for ingress, egress and utilities as delineated on the Town of Lyman Short Plat No. LYMAN 2004-001, as approved March 12, 2004, and recorded March 18, 2004, under Auditor's File No. 200403180035, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northeast Quarter of Section 17, Township 35 North, Range 6 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: August 12, 1974
 Recording No.: 394899
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Strip of land the exact width of which is undisclosed on record, the center of which is 1 foot West of the East fence line of subject property as said fence existed on August 9, 1946

2. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: July 22, 1948
 Recording No.: 420841
 In favor of: Town of Lyman
 For: Water pipeline
 Affects: Exact width and location not disclosed on record, being described as close to C.C.C. Road

3. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: September 13, 1948
 Recording No.: 422693
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: A 10 foot wide strip across former Puget Sound and Baker River Railroad right-of-way

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 TOWN OF LYMAN SHORT PLAT NO. LYMAN 2004-001:

Recording No: 200403180035

5. Terms, conditions, and restrictions of that instrument entitled Mitigation Plat Public Water Wellhead Protection Area;

Recorded: September 21, 2004
 Recording No.: 200409210154

EXHIBIT "B"

Exceptions
(continued)

6. Assessments, if any, levied by City of Lyman.
7. 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 April 29, 2019
between Jeffrey J Thrower Jeannette L Aranda ("Buyer")
Buyer Buyer
and Donald T. Childs Denise L. Childs ("Seller")
Seller Seller
concerning 8040 Pipeline Road Sedro Woolley WA 98263 (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.

AuthentisIGN
Jeffrey J Thrower 04/29/2019
Buyer 5:15:56 PM PDT Date

AuthentisIGN
Jeannette L Aranda 04/29/2019
Buyer 5:19:07 PM PDT Date

AuthentisIGN
[Signature] 04/29/2019
Seller 8:44:21 PM PDT Date

AuthentisIGN
Denise L. Childs 04/29/2019
Seller 9:04:54 PM PDT Date