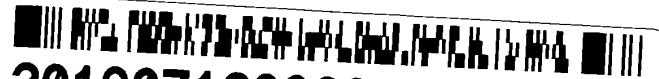


When recorded return to:
Sabrina Linman
14601 Avon Allen Road
Mount Vernon, WA 98273



201907120060

07/12/2019 11:38 AM Pages: 1 of 5 Fees: \$105.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039023

CHICAGO TITLE

620039023

STATUTORY WARRANTY DEED

THE GRANTOR(S) Geri R. Cole and Garret E. Cole, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Sabrina Linman, 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.)

Ptn Lot 12, all Lots 13 and 14, BLK 3, CROFOOT'S FIRST ADD TO THE TOWN OF CONCRETE,
Vol 3 pg 88

Tax Parcel Number(s): P70764/ 4058-003-014-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2882
JUL 12 2019

Amount Paid \$ 2,853.00
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 3, 2019

X Geri R. Cole

Geri R. Cole

X Garret E. Cole

Garret E. Cole

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Geri R. Cole and Garret E. Cole 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: 7/11/19

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marquette, WA
My appointment expires: 10/1/2019

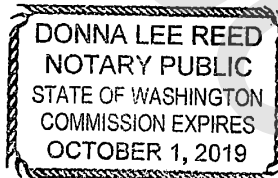


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P70764/ 4058-003-014-0001

Lot 12, EXCEPT the east 20 feet thereof, and all Lots 13 and 14, Block 3, CROFOOT'S FIRST ADDITION TO THE TOWN OF CONCRETE, according to the Plat thereof, recorded in Volume 3 of Plats, page 88, records of Skagit County, Washington.

Situate in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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 the Plats of Crofoot's First Addition to the Town of Concrete, recorded in Volume 3 of Plats, page 88, in Skagit County, Washington.

Recording No: 81040

2. Assessments, if any, levied by City of Concrete.
3. 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 June 25, 2019
 between Sabrina Linman Buyer ("Buyer")
 and Garret Cole Seller ("Seller")
Geri Cole Seller
 concerning 7757 S Dillard Avenue Address Concrete City WA State 98273 Zip (the "Property")

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.

Authentication
Sabrina Linman 06/25/2019
 Buyer Date

Buyer Date

Garret Cole 6-25-19
 Seller Date

Geri Cole 6-25-19
 Seller Date