

**When recorded return to:**  
Roger Oudman  
36041 Ohara Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5172

Nov 26 2019

Amount Paid \$5055.75

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
W20039371

Escrow No.: 620039371

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Carol Bates, an unmarried person as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Roger Oudman, an unmarried man

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(s): 1 SKAGIT COUNTY SHORT PLAT NO. 103-78 ; ptn 6 1/2 in

Tax Parcel Number(s): P42941 / 350718-0-001-0209

18.35-7 (MA)

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 11, 2019

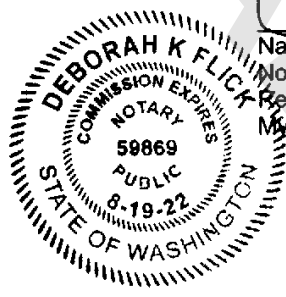
*Carol Bates by Karen K. Allison*  
Carol Bates by Karen K. Allison attorney in fact  
*attorney in fact*

State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that Karen K. Allison

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Attorney in Fact of Carol Bates to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/20/2019



*Deborah K. Flick*  
Name: Deborah K. Flick  
Notary Public in and for the State of WA  
Residing at: Washington  
My appointment expires: 8/19/22

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P42941 / 350718-0-001-0209**

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Tract 1 of SKAGIT COUNTY SHORT PLAT NO. 103-78, approved July 6, 1979 and recorded July 10, 1979 under Auditors File No. 7907100001, in Book 3 of Short Plats, page 137, records of Skagit County, Washington, being a portion of Government Lot 1 of Section 18, Township 35 North, Range 7 East, W.M. Skagit County, Washington.

Situated in Skagit County, Washington.

Together with a 1977 Homet 48 x 24 Mobile Home Vin # 03910396L

**EXHIBIT "B"**  
Exceptions

1. An easement granted to Puget Sound Power & Light Company dated March 19, 1925, filed April 24, 1925, and recorded under Auditors file No. 183100, in Volume 136 of Deeds, page 322. affecting Government Lot 1.
2. Reservation of all coal, petroleum, oil and minerals of all kinds in Government Lot 1 including the terms, covenants and provisions thereof Contained in Deed from English Lumber Company dated February 5, 1902 and recorded April 24, 1925, in Volume 46 of Deeds, page 457.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to: Puget Sound Power & Light  
Purpose: transmission line  
Recording Date: April 14, 1902  
Recording No.: 183092
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to: Hazel O'Hara  
Purpose: Ingress, egress and utilities  
Recording Date: August 20, 1974  
Recording No.: 805159
5. Agreement for road maintenance including the terms, covenants and provisions thereof
 

Recording Date: October 22, 1979  
Recording No.: 7910220023

Addendum to Easement Agreement Recorded under Recording No. 7911150029
6. 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 Skagit County Short Plat No. 103-78:
 

Recording No: 7907100001
7. Road Maintenance Agreement including the terms, covenants and provisions thereof
 

Recording Date: August 31, 2011

**EXHIBIT "B"**  
Exceptions  
(continued)

Recording No.: 201108310064

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
9. 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

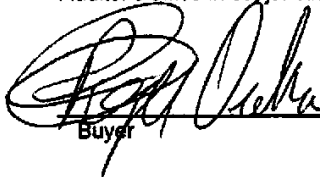
The following is part of the Purchase and Sale Agreement dated August 2, 2019  
between Roger Oudman ("Buyer")  
Buyer Buyer  
and Karen Kay Allison, Successor Trustee ("Seller")  
Seller Seller  
concerning 36041 Ohara Rd Sedro Woolley WA 98284 (the "Property")  
Address City State Zip

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.

 8-2-19  
Buyer Date

 8/2/19  
Seller Date

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

\_\_\_\_\_  
Seller Date