

When recorded return to:
Shannon M. Myiow
1915 7th Street
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040832

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-5485
Dec 20 2019
Amount Paid \$6057.00
Skagit County Treasurer
By Heather Beauvais Deputy

CHICAGO TITLE
020040832
STATUTORY WARRANTY DEED

THE GRANTOR(S) Danial C. Jacobson and Barbara A. Jacobson, 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 Shannon M. Myiow, an unmarried person

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

LOTS 16, 17, AND 18, BLOCK 111, PLAT OF THE TOWN OF SEDRO, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 1 OF OF PLATS, PAGE 18, RECORDS OF SKAGIT
COUNTY, WASHINGTON,

EXCEPT THE NORTH 55 FEET THEREOF, ALSO EXCEPT THE SOUTH 2 FEET OF THE
NORTH 57 FEET OF THE WEST 20 FEET OF LOT 16, ALSO EXCEPT THE SOUTH 5 FEET OF
THE NORTH 60 FEET OF THE EAST 12 FEET OF LOT 18

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P76276 / 4152-111-018-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 6, 2019

Daniel C. Jacobson
Daniel C. Jacobson
Barbara A. Jacobson
Barbara A. Jacobson

State of WASHINGTON
County of ~~SKAGIT~~^{YAKIMA}

I certify that I know or have satisfactory evidence that Daniel C. Jacobson and Barbara A. Jacobson 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: 17th December 2019

Nori Mendoza
Name: NORI MENDOZA
Notary Public in and for the State of Washington
Residing at: YAKIMA
My appointment expires: July 12, 2020

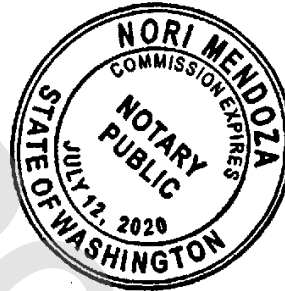


EXHIBIT "A"
Exceptions

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 Town of Sedro:

Recording No: Volume 1 Page 18

2. 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 Boundary Line Adjustment instrument:

Recording No: 9603180132

3. Agreement and the terms and conditions thereof:

Executed by: Charles Duane Dralle and Michelle R. Dralle, husband and wife
Recording Date: March 18, 1996
Recording No.: 9603180133

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 survey:

Recording No: 200601250074

5. Encroachment of deck appurtenant to said premises approximately 8 feet onto right-of-way for Dunlop street adjoining on the South.
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Sedro Woolley.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/13
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 11/20/2019
between Shannon Mylow (Buyer)
and Daniel C. Jacobson Barbara A. Jacobson (Seller)
concerning 1915 7th St Sedro Woolley WA 98284 (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.

Authorized
Shannon M. Mylow 11/19/2019
Buyer Date

Authorized
Daniel C. Jacobson 11/15/2019
Seller Date

Buyer Date

Barbara Jacobson 11/15/19
Seller Date