

Return Address:

Hecker Wakefield & Feilberg, P.S.
321 First Avenue West
Seattle, WA 98119
Attn: Renee Henry
Re: 2019332RH



201912310136

12/31/2019 03:17 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

Land Title 01-172961-0

Document Title(s) (for transactions contained therein): 1. statutory warranty deed 2. 3. 4.	
Reference Number(s) of Documents assigned or released: (on page 3 of documents(s))	
Grantor(s) 1. PATRICIA JACOBSEN, LLC, a Wa LLC 2. 3. 4.	
Additional Names on page	of document.
Grantee(s) 1. MADDOX, CHRISTINE 2. MADDOX, JOSEPH 3. MADDOX, SHELBY 4.	
Additional Names on page	of document.
Legal Description (abbreviated i.e. lot, block, plat or section, township, range) LOT B, SP SW-06-00, BEING A PTN LOT 16, BLK 1, ROSEDALE GARDEN TRACTS	
Additional legal is on page	3 of document.
Assessor's Property Tax Parcel/Account Number P118717 (4169-001-016-0200)	
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

AFTER RECORDING MAIL TO:
Ms. Christine Maddox, Mr. and Mrs. Joseph Maddox
406 Cabe Lane
Sedro- Woolley, WA 98284

Filed for Record at Request of
Hecker Wakefield & Feilberg, P.S.
Escrow Number: 2019332RH

Statutory Warranty Deed

Abbreviated Legal Description: LOT B, SP SW-06-00, Being ptn Lot 16, Blk 1, Rosedale Garden Trs.

Assessor's Tax Parcel Number(s): P118 017 (4169-001-016-0200)

Additional legal(s) on attached Exhibit A

THE GRANTOR Patricia Jacobsen, LLC, a Washington Limited Liability Company, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christine Maddox, an unmarried individual and Joseph Maddox and Shelby Maddox, a married couple

S.M. J.M. PERSON OR

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

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to easements, restrictions, reservations, covenants, and conditions of record as shown on attached Exhibit B, by this reference made a part hereof.

Dated 12-4-2019

Patricia Jacobsen, LLC

Rebecca J. Bomann SASH MGR Patricia Jacobsen LLC
By: Rebecca J. Bomann, Director of SASH Inc.,
Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-5677
DEC 31 2019

Amount Paid \$ 5,665.⁴⁰
Skagit Co. Treasurer
By *mam* Deputy

STATE OF Washington }
County of King , SS:

I certify that I know or have satisfactory evidence that Rebecca J. Bomann,
signed this instrument, on oath stated that She is
authorized to execute the instrument and acknowledged it as the Director of SASH, Inc., manager
of Patricia Jacobsen, LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 12/17/19

Nicole M Too
Notary Signature
Notary Public in and for the State of Washington
Residing Kent, WA
My appointment 04/04/23
expires

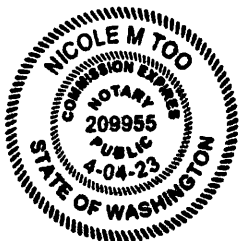


EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "A":

Lot B of Sedro Woolley Short Plat No. SW-06-00, approved March 21, 2001, recorded March 21, 2001, under Auditor's File No. 200103210062, being a portion of Lot 16, Block 1, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington;

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress, and utilities over, under and through Cabe Lane, as shown on the face of the Sedro Woolley Short Plat No. SW-06-00, approved March 21, 2001, recorded March 21, 2001, under Auditor's File No. 200103210062, being a portion of Lot 16, Block 1, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington;

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.

Handwritten initials and date: BB, 12-17-19, SM

EXHIBIT B

- A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Area Affected: The North 8 feet of the East 8 feet of the South 18 feet of Lot 2, Short Plat SW-98-04
Dated: August 19, 1999
Recorded: August 30, 1999
Auditor's No.: 199908300064
- B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: Brett A. Hanson
Purpose: Ingress, egress and utilities
Area Affected: The North 10 feet of Lot 1
Dated: April 21, 1999
Recorded: April 22, 1999
Auditor's No.: 9904220146
- C. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:
Plat/Short Plat: Short Plat No. SW-06-00
Recorded: March 21, 2001
Auditor's No.: 200103210062
- D. AGREEMENT REGARDING MAINTENANCE OF PRIVATE ROAD AND DRAINAGE FACILITIES AND THE TERMS AND CONDITIONS THEREOF:
Between: Brett Hanson, Danny L. Cabe and Joan E. Cabe
And: City of Sedro-Woolley
Recorded: March 21, 2001
Auditor's No.: 200103210061
- E. MODIFICATION OF EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Between: Robert R. and Crystal D. Osborne (husband and wife); and, Samuel E. Bailey
And: Robert R. and Crystal D. Osborne (husband and wife); and, Samuel E. Bailey
Dated: March 20, 2014
Recorded: March 21, 2014
Auditor's No.: 201403210042

BB
12-17-19 JM
SM

Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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

EXHIBIT B

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.

BB
12/17/19
JM
SM