

When recorded return to:
Evan G Whitfield
3636 Stone Way North #416
Seattle, WA 98103

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2450
Jul 02 2020
Amount Paid \$11885.40
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620042282

Escrow No.: 245423124

STATUTORY WARRANTY DEED

THE GRANTOR(S) NW USA Homes, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Evan G Whitfield, an unmarried man

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

For APN/Parcel ID(s): P77058 / 4171-001-009-0509-
THE SOUTH 75 FEET OF LOT 9, PLATE NO. 1 SEDRO HOME ACREAGE, ACCORDING TO
THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 39, RECORDS OF SKAGIT
COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P77058 / 4171-001-009-0509-

STATUTORY WARRANTY DEED
(continued)

Dated: June 1, 2020

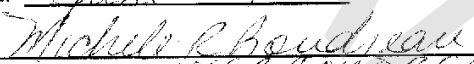
NW USA Homes, LLC

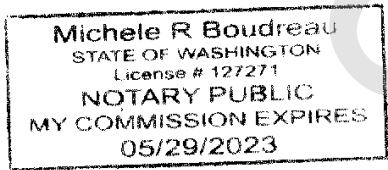
BY: 

Glen Whitfield
Manager

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Glen Whitfield is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Manager of NW USA Homes, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 22, 2020

Name: MICHELE R BOUDREAU
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: May 29, 2023



SPECIAL EXCEPTIONS:

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."

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: March 11, 2019
Recording No.: 201903110080

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