

202009040011

09/04/2020 09:36 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor, WA

When recorded return to:
John P. Janicki and Katherine S. Janicki
13563 Teak Lane
Mount Vernon, WA 98274

202011200159
11/20/2020 02:23 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3510
Sep 04 2020
Amount Paid \$13355.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043566

**re-record to correct
legal **
CHICAGO TITLE
620043566

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara C. Bull, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to John P. Janicki and Katherine S. Janicki, a married couple

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): 10 and 11, Sunset Add. to Clear Lake, and ptn. SE, 11-34-4E, W.M.

Tax Parcel Number(s): P24537 / 340411-4-002-0003, P24547 / 340411-4-010-0003, P24536 / 340411-4-001-0004, P69910 / 4027-000-010-0009, P69911 / 4027-000-010-0108, P69912 / 4027-000-011-0008

Subject to:

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

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Bridget Ibarra
Affidavit No. 2020-4977
Date 11/20/2020

STATUTORY WARRANTY DEED
(continued)

Dated: September 1, 2020

Barbara C Bull
Barbara C. Bull

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Barbara C. Bull is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 3, 2020

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arington
My appointment expires: 03.01.2024

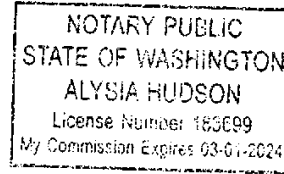


EXHIBIT "A"
Legal Description

**For APN/Parcel ID(s): P24537 / 340411-4-002-0003, P24547 / 340411-4-010-0003, P24536 /
340411-4-001-0004, P69910 / 4027-000-010-0009, P69911 /
4027-000-010-0108 and P69912 / 4027-000-011-0008**

Lots 10 and 11, "Sunset Addition to Clear Lake", according to the Plat thereof recorded in Volume 4 of Plats, page 38, records of Skagit County, Washington.

That portion of the East 930 feet of the East of the Southeast of Section 11, Township 34 North, Range 4 East of Willamette Meridian, lying Northerly of the highway, sometimes known as the Babcock Road, Except that portion described as follows:

Commencing at the intersection of the East line of said Section and the Northerly boundary of the paved road as it existed on December 17, 1934; thence North along the Section line 230 feet; thence Westerly parallel to the County Road, 270 feet; thence South 230 feet, more or less, to the Northerly boundary of said road; thence Easterly along said road to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Reservations in Deed, including the terms, covenants and provisions thereof
Recording Date: April 10, 1952
Recording No.: 473818
2. Grant of Water Easement, including the terms, covenants and provisions thereof
Recording Date: October 30, 1964
Recording No.: 657843
3. Certificate of Surface Water Right, including the terms, covenants and provisions thereof
Recording Date: December 31, 1970
Recording No.: 747266
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording No.: 751268
Recording No.: 885969

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.
6. 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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 4, 2020

between Joha P. Janicki Buyer Katherine S. Janicki Buyer ("Buyer")
and Barbara C. Bull Seller ("Seller")
concerning 22827 Babcock Road Address Mt. Vernon City Wa 98273 State 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: [Signature] 08/06/2020
Date
BUYER 10:29:08 AM PDT

[Signature] 8/07/20
Date
Seller

Authentication: [Signature] 08/06/2020
Date
BUYER 10:59:47 AM PDT

Date
Seller