

**When recorded return to:**

John A. Fernandez and Jackie L. Burley  
26338 Jusjay Lane  
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.: 620051021

**CHICAGO TITLE**  
*620051021*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Margaret Mae Donnalley also appearing of record as Margaret Mae Tafolla, 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 John A. Fernandez and Jackie L. Burley, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 34, "ELK HAVEN ESTATES, " AS PER PLAT RECORDED ON AUGUST 6, 2002, UNDER AUDITOR'S FILE NO. 200208060083, 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): P119413 / 4797-000-034-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221608


Apr 19 2022

Amount Paid \$12989.00  
Skagit County Treasurer  
By Lena Thompson Deputy

WA-CT-FNRV-02150.620019-620051021

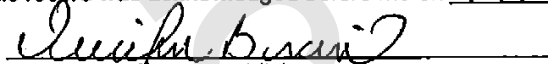
**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 7, 2022

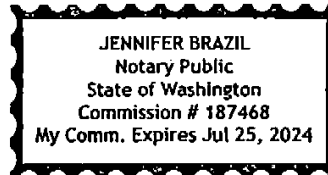
  
\_\_\_\_\_  
Margaret Mae Donnalley

State of Washington  
County of Skaagit

This record was acknowledged before me on 4-15-2022 by Margaret Mae Donnalley.

  
\_\_\_\_\_  
(Signature of notary public)

Notary Public in and for the State of Washington  
Residing at: Skaagit County  
My commission expires: 7-25-2024



## EXHIBIT "A"

### Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington  
Recording No.: 107496

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Glacier Park Company, a Corporation  
Recording Date: August 23, 1945  
Recording No.: 382733

NOTE: This exception does not include present ownership of the above mineral rights.

3. Easement in Favor of the United States of America to:

a.) Construct, maintain, repair, rebuild, operate and patrol one line of electric transmission structures, 150 feet in width.

b.) The right to fell, limb and top all trees, brush and snags within 29 feet of any conductor.

c.) To improve, use and maintain an existing roadway, 20 feet in width, all as contained in Declaration of Taking, filed in United States District Court Cause No. 347-73C2.

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

Granted to: Puget Sound Energy, Inc.  
Purpose: Utility systems for purposes of transmission, distribution and sale of gas and electricity  
Recording Date: August 12, 1999  
Recording No.: 199908120015  
Affects: Portion of said premises

5. Agreement and the terms and conditions thereof:

**EXHIBIT "A"**Exceptions  
(continued)

Executed by: Ron Valiquette & V. Valiquette & Skagit County  
Recording Date: August 6, 2002  
Recording No.: 200208060085

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Elk Haven Estates:

Recording No: 200208060083

7. Covenants, conditions, restrictions, assessments and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 6, 2002  
Recording No.: 200208060084

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 22, 2006  
Recording No.: 200602220047

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 9, 2009  
Recording No.: 200907090089

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Elk Haven Homeowners Association  
Recording Date: August 6, 2002  
Recording No.: 200208060084

9. Skagit County Planning & Development Services Plat Lot of Records Certification and the terms and conditions thereof:

Recording Date: June 21, 2005

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 200506210025

10. Skagit County Permit Center On-Site Sewage System Operation and Maintenance Agreement:

Recording Date: June 1, 2006  
Recording No.: 200606010136

11. 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: May 29, 2007  
Recording No.: 200705290179  
Affects: Portion of said premises

12. Restrictive Covenant and the terms and conditions thereof:

Recording Date: October 7, 2009  
Recording No.: 200910070067

13. 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."

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

15. 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_  
between \_\_\_\_\_ ("Buyer")  
Buyer Buyer  
and Margaret Mae Donnalley ("Seller")  
Seller Seller  
concerning 26338 Jusjay Ln 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.

[Signature] 3/3/22  
Buyer Date

Margaret Mae Donnalley 02/07/2022  
Seller Date

[Signature] 3/3/22  
Buyer Date

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