

When recorded return to:
Jason Curtright
26767 Hoehn Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223956
Sep 27 2022
Amount Paid \$16514.50
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620051860

Escrow No.: 620051860

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael J. Rudy and Amy M. Rudy, 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 Nichole Weide, an unmarried person and Jason Curtright, an unmarried person

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

LOTS 18 AND 19, PEAVEY'S ACREAGE TRACTS NO. 1 AND 2, SECTIONS 17, 20, 21, 22 AND 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH., AS PER THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 37, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED OCTOBER 27, 1966, AND RECORDED OCTOBER 28, 1966, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 690222.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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


Tax Parcel Number(s): P67986 / 3966-002-019-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 19, 2022




Michael J. Rudy



Amy M. Rudy

State of Washington
County of Skagit

This record was acknowledged before me on 09/26/2022 by Michael J. Rudy and Amy M. Rudy.



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2023

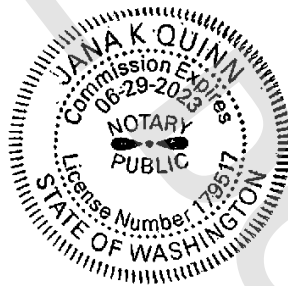


EXHIBIT "A"

Exceptions

1. 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 Peavey's Acreage Tracts No. 1 & 2:

Recording No: 43979

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

Purpose: Electric power transmission
Recording Date: November 27, 1970
Recording No.: 746200
Affects: Portion of said premises

3. Easement Agreement and the terms and conditions thereof:

Recording Date: December 30, 2005
Recording No.: 200512300065

4. Planning & Permit Center Record of Lot Certification and the terms and conditions thereof:

Recording Date: June 10, 2005
Recording No.: 200506100073

5. 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 Survey:

Recording No: 200605110124

6. Title Notification and the terms and conditions thereof:

Recording Date: May 31, 2006
Recording No.: 200605310187

7. Protected Critical Area Site Plan and the terms and conditions thereof:

EXHIBIT "A"Exceptions
(continued)

Recording Date: May 31, 2006
Recording No.: 200605310188

8. Low Flow Mitigation Summary and the terms and conditions thereof:

Recording Date: May 31, 2006
Recording No.: 200605310189

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Right to use the easement area to construct, operate, maintain, repair, replace, improve, remove and enlarge one or more utility systems for purposes of transmission, distribution and sale of gas and electricity
Recording Date: July 11, 2006
Recording No.: 200607110104
Affects: Portion of said premises

10. The property may be subject to the Skagit County Right-to-Managed 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."

11. 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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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 04, 2022

between Jason Curtright Nichole Weide ("Buyer")
Buyer Buyer
and Mike Rudy Amy Rudy ("Seller")
Seller Seller
concerning 26767 Hoehn Road 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.

Authenticat
Jason Curtright 08/04/2022
Buyer Date

Authenticat
Mike Rudy 08/07/22
Seller Date

Authenticat
Nichole Weide 08/04/2022
Buyer Date

Authenticat
Amy Rudy 08/07/22
Seller Date