

When recorded return to:
Misty D. Guerrero
9490 Adrian Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20224757
Nov 30 2022
Amount Paid \$2965.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053141

CHICAGO TITLE
020053141

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew Strong and Erin Fulton, Personal Representative of the Estate of David B. Strong

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Misty D. Guerrero, a single woman

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

Lot 2 of Skagit County Short Plat Number 98-0003, according to the map recorded February 27, 2002 under recording number 200202270089; being a portion of the Southeast quarter of the Northwest quarter of Section 23, Township 35 North, Range 4 East W.M.

Situate in County of Skagit, State of Washington.

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

Tax Parcel Number(s): P118952 / 350423-0-061-0200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 21, 2022

Estate of David B. Strong

BY: [Signature], Personal Representative
Matthew Strong
Personal Representative

BY: _____
Erin Fulton
Personal Representative

State of Washington
County of King

This record was acknowledged before me on November 21, 2022 by Matthew Strong and Erin Fulton as ~~Personal Representative~~ and Personal Representative, respectively, of Estate of David B. Strong.

[Signature]
(Signature of notary public) Carey Gindlesperger
Notary Public in and for the State of Washington
My appointment expires: 10-29-25



STATUTORY WARRANTY DEED
(continued)

Dated: November 21, 2022

Estate of David B. Strong

BY: _____
Matthew Strong
Personal Representative

BY: Erin Fulton
Erin Fulton
Personal Representative

State of Washington

County of Yakima

This record was acknowledged before me on 22nd November, 2022 by ~~Matthew Strong and Erin Fulton as Personal Representative and Personal Representative, respectively, of Estate of David B. Strong.~~ ^{Alm}

Nori Mendoza
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: July 13, 2024

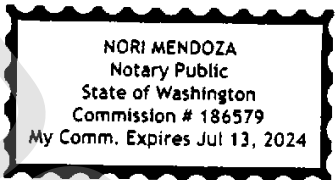


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Public Utility District No. 1 of Skagit County
Purpose:	Pipelines for the transportation of water
Recording Date:	December 16, 1957
Recording No.:	559661

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

In favor of:	Puget Sound Power & Light Company
Purpose:	Electric lines
Recording Date:	September 23, 1970
Recording No.:	743803

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Skagit County
Purpose:	Pipes for the transportation of water
Recording Date:	October 4, 1972
Recording No.:	774906

4. Agreement, and the terms and conditions thereof:

Recording Date:	October 4, 1972
Recording No.:	774906

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Puget Sound Power & Light Company
Purpose:	A single line of poles
Recording Date:	October 29, 1987
Recording No.:	8710290034

6. Skagit County Conditional Agreement, and the terms and conditions thereof:

Recording Date:	May 10, 1991
Recording No.:	9105100039

7. 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

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

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 Short Plat:

Recording No: 200202270089

8. Protected Critical Area Easement, and the terms and conditions thereof:

Recording Date: February 27, 2002

Recording No.: 200202270090

9. Covenants, conditions, restrictions 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: February 27, 2002

Recording No.: 200202270091

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.
12. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 November 08, 2022
between Misty D Guerrero ("Buyer")
Buyer Estate of David B Strong Estate of David B Strong ("Seller")
Seller 9490 Adrian Lane 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.

Authentication
Misty Guerrero 11/10/2022
Buyer Date

Authentication
Matthew Strong, P.R. for David Strong Estate 11/10/22
Seller Date

Authentication
Erin Fulton, P.R. for David Strong Estate 11/10/22
Seller Date