

When recorded return to:
David Rockwood, III
35442 Shangri-La Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224836

Dec 09 2022

Amount Paid \$4405.00
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

CHICAGO TITLE

620052732

Escrow No.: 620052732

STATUTORY WARRANTY DEED

THE GRANTOR(S) James D. Damon and Melanie J. Damon, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to David Rockwood, III, an unmarried person and Wendy Saver and David Rockwood, Jr, a married couple

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

LOT 50, SHANGRI-LA ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 52 AND 53, 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): P69044 / 3996-000-050-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 6, 2022

James D. Damon

Melanie J. Damon

Melanie J. Damon

State of _____
County of _____

This record was acknowledged before me on _____ by James D. Damon.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Melanie J. Damon.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

**See Attached CA
Compliant
Acknowledgement**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SACRAMENTO)

On Dec 6, 2022 before me, Tony Vernon, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Melanie J. Ramon
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Tony Vernon
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed Document Date: December 6, 2022
Number of Pages: 3 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

STATUTORY WARRANTY DEED
(continued)

Dated: December 6, 2022

James Damon
James D. Damon

Melanie J. Damon

State of California
County of Contra Costa

This record was acknowledged before me on 12-7-2022 by James D. Damon.

C. Haines
(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____



State of _____
County of _____

This record was acknowledged before me on _____ by Melanie J. Damon.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

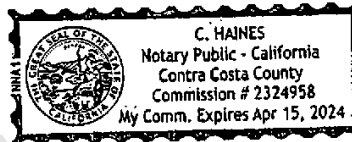
State of California
County of Contra Costa

On Dec 7, 2022 before me, C.Haines, Notary Public
(insert name and title of the officer)

personally appeared James D. Damon
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~
subscribed to the within instrument and acknowledged to me that he ~~is~~ she ~~is~~ they executed the same in
his ~~is~~ her ~~is~~ their authorized capacity(ies), and that by his ~~is~~ her ~~is~~ their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature C. Haines (Seal)

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 Shangri-LA on the Skagit:

Recording No: 715628
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: State of Washington, Department of Game
Purpose: Walking easement
Recording Date: July 8, 1968
Recording No.: 715582
Affects: Portion of said premises
3. Letter and the terms and conditions thereof:

Recorded: July 27, 1977
Recording No.: 861483, records of Skagit County, Washington
Regarding: Building permits in said plat
4. 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: July 18, 1968
Recording No.: 716023

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 30, 1968
Recording No.: 717620
5. 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

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Recording No: 715628

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In favor of: State of Washington, Department of Game
 Purpose: Walking easement
 Recording Date: July 8, 1968
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 Affects: Portion of said premises

3. Letter and the terms and conditions thereof:

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 Recording No.: 861483, records of Skagit County, Washington
 Regarding: Building permits in said plat

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

permitted by applicable law, as set forth in the document

Recording Date: September 23, 1976
Recording No.: 843140

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

Imposed by: Shangri-La Community Club, Inc.
Recording Date: July 18, 1968
Recording No.: 716023

7. Terms, conditions, and restrictions of that instrument entitled Resolution No. 8915, establishing a Sub-Flood Control Zone known as the Shangri-La Sub-Flood Control Zone;

Recorded: January 12, 1999
Recording No.: 9901120001, records of Skagit County, Washington

8. Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;

Recorded: December 20, 2001
Recording no.: 200112200142, records of Skagit County, Washington

9. Skagit County Right to Manage Natural Resource Lands Disclosure and the terms and conditions thereof:

Recording Date: March 27, 2017
Recording No.: 201703270170

10. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

11. 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

EXHIBIT "A"Exceptions
(continued)

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."

12. 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 September 26, 2022

between David Rockwood III ("Buyer")

Buyer Buyer

and James D Damon Melanie J Damon ("Seller")

Seller Seller

concerning 35442 Shangri-La Drive 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.

Authenticator
David Rockwood III 09/27/2022
Buyer Date

Authenticator
Melanie Damon 09/27/22
Seller Date

Buyer Date

Authenticator
James D Damon 09/27/22
Seller Date