

When recorded return to:

Paulina Ungari
19943 Double Creek Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236955
Jun 20 2023
Amount Paid \$8165.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

**CHICAGO TITLE COMPANY
620053822**

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226
Escrow No.: 245457232

STATUTORY WARRANTY DEED

THE GRANTOR(S) Laura Mire, a married person as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Paulina Ungari, an unmarried person and Davis Canfield-Cole, an unmarried person

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.)

TRACT 7, REVISED SVY MAP NO. 138-79, ENTITLED DOUBLE CREEK REC NO. 8008220026,

BEING PTN SW 1/4 SW 1/4 SEC 28-36-4E, W.M.

Tax Parcel Number(s): P50435 /360432-1-001-0813, P50614/360433-2-003-0909.

- AUTHENTICATION -

Certificate I undersigned Dr. CARLO CANDIANI, Notary registered with the Notarial College of Venice, residing in Venice, that Mrs:

= MIRE LAURA, born in Laurana (Fiume - ITALIA) 2th may 1938, resident in Venice (Italy), Giudecca n. 781/A

of whose personal identity I, the Notary, am certain, has, after reading the document given by me to the party, affixed his signature above in my presence and view.

Venice, in my Studio in San Marco n. 1165/A, on the twelveth of June two thousand twenty-three (12/06/2023).



Depositato a verbale su richiesta di:

Paulina Ungari

19943 Double Creek Lane

Sedro Woolley, WA 98284

TITOLO DI CHICAGO

AZIENDA DI WASIUNGTON

1835 Barkley Boulevard, Suite 105

Bellingham, Washington 98226

Impegno n.: 245457232

ATTO DI GARANZIA LEGALE

IL/I CONCESSIONARIO/I Laura Mire, una persona sposata come suo patrimonio separato per e in considerazione di dieci e no/100 dollari (\$ 10,00) e altre buone e preziose considerazioni

in mano pagata, conferisce e garantisce a Paulina Ungari, persona nubile e Davis Canfield-Cole, persona non sposata

il seguente immobile descritto, situato nella Contea di Skagit, Stato di Washington:

VEDERE ALLEGATO "A" ALLEGATO E CHE FA PARTE DEL PRESENTE DOCUMENTO

Legale abbreviato:(Obbligatorio se il legale completo non è inserito sopra.)

TRATTO 7, MAPPA SVY REVISIONATA N. 138-79, INTITTED DOUBLE CREEK REC NO. 8008220026,

ESSERE PTN SW 1/4 SW 1/4 SEC 28-36-4E,W.M.

Numero/i di partita IVA: P50435 /360432-1-001-0813, P50614/360433-2-003-0909.



- AUTENTICAZIONE DI FIRME -

Certifico io sottoscritto dott. CARLO CANDIANI, Notaio iscritto al Collegio Notarile di Venezia, residente a Venezia, che la signora:

= **MIRE LAURA**, born in Laurana (Fiume - ITALIA) il 2 maggio 1938, residente a Venezia (Italia), Giudecca n. 781/A

della cui identità personale io Notaio sono certo, ha, previa lettura del documento da me datane alla parte, qui sopra apposto la sua firma alla presenza e vista mie.

Venezia, nel mio Studio a San Marco n. 1165/A, li dodici giugno duemilaventitre (12/06/2023).



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50435 / 360432-1-001-0813 and P50614 / 360433-2-003-0909
TRACT 7, REVISED SURVEY MAP NO. 138-79, ENTITLED, PLAT OF DOUBLE CREEK,
APPROVED AUGUST 22, 1970, RECORDED AUGUST 22, 1980, UNDER AUDITOR'S FILE NO.
8008220026, RECORDS OF SKAGIT COUNTY, WASHINGTON IN VOLUME 4 OF SHORT PLATS,
PAGE 164, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE
MERIDIAN;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE ROAD
SHOWN ON THE SURVEY MAP AS DOUBLE CREEK LANE AND ALSO OVER A STRIP
DESIGNATED AS TRACT A ON SAID MAP, ALL OF REVISED SURVEY MAP NO. 138-79,
ENTITLED PLAT OF DOUBLE CREEK, APPROVED AUGUST 22, 1970,
RECORDED AUGUST 22, 1980, IN VOLUME 4 OF SHORT PLATS, PAGE 164, UNDER AUDITOR'S
FILE NO. 8008220026, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 36
NORTH, RANGE 4 EAST OF THE WILLAMETTE
MERIDIAN; AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 36
NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**Exhibit "A" Exceptions
(continued)**

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: June 16, 1945

Auditor's No.: 381153, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Portion of said premises

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: June 16, 1945

Auditor's No.: 381154, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

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 Revised Survey Map No. 138-79 Entitled Plat of Double Creek;

Recording No.: 8008220026

Easement, including the terms and conditions thereof, reserved by instrument;

Recorded: October 4, 1989

Auditor's No.: 8910040050, records of Skagit County, Washington

In favor of: Double Creek Properties, Inc

For: Septic System, drainage, and appurtenances

Affects: East 20 feet of said premises

Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: May 13, 1981

Auditor's No.: 8105130030, records of Skagit County, Washington

Executed By: Double Creek Properties, Inc.

As Follows: Purchaser agrees to and by this instrument, accept one (1) share of membership in each of (A) Double Creek Maintenance Association, and (B) the Double Creek Water Association, Non-Profit Corporations founded solely for road maintenance and water system management respectively, and agree to pay such assessments as may be levied by said associations for the purposes mentioned in respective Articles of Incorporation. Initial Double Creek Water Association Assessment Payable prior to connection shall be \$1,500.00.

**Exhibit "A" Exceptions
(continued)**

Title Notification - Development Activities On or Adjacent to Designated Natural Resources Lands including the terms, covenants and provisions thereof

Recording Date: January 21, 2005

Recording No.: 200501210004

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."

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