



202404290141

04/29/2024 02:27 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor

When recorded return to:
Megan C. Winn and Terry R. Winn
1238 Fidalgo Place
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 0403
APR 29 2024

Amount Paid \$ 7757.00
Skagit Co. Treasurer
By LT Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
W20055562

Escrow No.: 620055562

STATUTORY WARRANTY DEED

THE GRANTOR(S) Suzanne Corrow, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Megan C. Winn and Terry R. Winn, a married couple

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.)

LT 10, "FIDALGO COMMONS PUD"

Tax Parcel Number(s): P120458 / 4817-000-010-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 17, 2024

Suzanne Corrow
Suzanne Corrow

State of Washington

County of SKagit

This record was acknowledged before me on April 17, 2024 by Suzanne Corrow.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

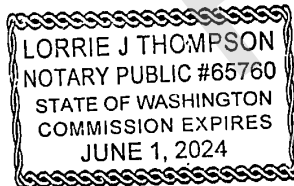


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P120458 / 4817-000-010-0000

LOT 10, "FIDALGO COMMONS PUD" AS PER PLAT RECORDED MAY 30, 2003, UNDER AUDITOR'S FILE NO. 200305300211, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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: Utility systems
 - Recording Date: November 28, 2001
 - Recording No.: 200111280079
 - Affects: Portion of said premises

2. 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: Utilities
 - Recording Date: December 20, 2001
 - Recording No.: 200112200009
 - Affects: Portion of said premises

3. 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: Utilities
 - Recording Date: January 13, 2003
 - Recording No.: 200301130315
 - Affects: Portion of said premises

4. 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 Fidalgo Commons, P.U.D.:
 - Recording No: 200305300211

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Granted to: Public Utility District No. 1 of Skagit County
 - Purpose: Pipeline(s) and/or main(s) for the transmission and/or distribution of water
 - Recording Date: May 30, 2003
 - Recording No.: 200305300211
 - Affects: Portion of said premises

EXHIBIT "B"Exceptions
(continued)

6. 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: May 30, 2003
Recording No.: 200305300212

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 4, 2003 and December 22, 2003
Recording No.: 200312040104
Recording No.: 200312220004

7. 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: Settlers Square Community Association
Recording Date: May 30, 2003
Recording No.: 200305300212

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

9. 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

EXHIBIT "B"

Exceptions
(continued)

NR Lands."

10. Assessments, if any, levied by Sedro Woolley.
11. City, county or local improvement district assessments, if any.

Authentisign ID: 30A84E7A-74E1-EE11-85FB-6045BDDAA143
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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 03/25/24
between Megan Winn Terry Winn ("Buyer")
Buyer Buyer
and Suzanne Corrow ("Seller")
Seller Seller
concerning 1238 Fidalgo Pl 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.

Authentisign
Megan Winn 03/25/24
Buyer Date

Authentisign
Suzanne Corrow 03/13/2024
Seller Date

Authentisign
Terry Winn 03/25/24
Buyer Date

Seller Date