

202407120039

07/12/2024 10:48 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Robert Maddox
23592 Cooma Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241312
Jul 12 2024
Amount Paid \$9295.00
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
620056492

Escrow No.: 620056492

STATUTORY WARRANTY DEED

THE GRANTOR(S) David M. Jacobsen and Renita O. Jacobsen, 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 Robert Maddox, 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.)

LT 2, PLAT OF MERIMBULA

Tax Parcel Number(s): P118543 / 4784-000-002-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 7/8/2024

David M. Jacobsen
David M. Jacobsen

Renita O. Jacobsen
Renita O. Jacobsen

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on July 8, 2024 by David M. Jacobsen and Renita O. Jacobsen.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

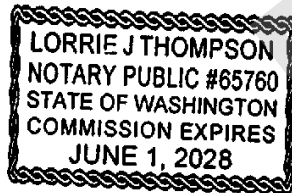


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118543 / 4784-000-002-0000

LOT 2, PLAT OF MERIMBULA, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 2001, UNDER AUDITOR'S FILE NO. 200110300048, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES OVER, UNDER, ACROSS AND THROUGH "COOMA PLACE", AS SHOWN ON THE FACE OF THE PLAT;

AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES OVER, UNDER, ACROSS AND THROUGH A STRIP OF LAND 20 FEET IN WIDTH OVER PORTIONS OF LOTS 3 AND 4 OF SAID PLAT OF MERIMBULA, AS SHOWN ON THE FACE OF THE PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Developer Extension Agreement and the terms and conditions thereof:

Executed by: Edward P. Wardell
Recording Date: September 28, 2000
Recording No.: 200009280051

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

In favor of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Utility systems
Recording Date: July 11, 2001
Recording No.: 200107110188
Affects: Portion of said premises

3. Road Maintenance Agreement and the terms and conditions thereof:

Recording Date: September 21, 2001
Recording No.: 200109210022

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 Merimbula:

Recording No: 200110300048

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

In favor of: Skagit County Sewer District No. 2, a municipal corporation of Skagit County, Washington
Purpose: Sewer mains
Recording Date: December 17, 2001
Recording No.: 200112170144
Affects: Portion of said premises

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

Granted to: Skagit County Sewer District No. 2
Purpose: Side Sewer
Recording Date: December 17, 2001

EXHIBIT "B"Exceptions
(continued)

Recording No.: 200112170145
Affects: Portion of said premises

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

Granted to: Skagit County Sewer District No. 2
Purpose: Side Sewer
Recording Date: December 17, 2001
Recording No.: 200112170146
Affects: Portion of said premises

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 NR Lands."

10. 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 May 30, 2024
between Robert Maddox ("Buyer")
Buyer Buyer
and David M Jacobsen Renita O Jacobsen ("Seller")
Seller Seller
concerning 23592 Cooma Place Mount Vernon WA 98274 (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
Robert Maddox 06/05/2024
Buyer Date

Buyer Date

Authenticat
David Jacobsen 06/05/2024
Seller Date

Authenticat
Renita O Jacobsen 06/05/2024
Seller Date