

202411150073

11/15/2024 03:19 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Christie L Taylor and Travis R Taylor
302 Marcella Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242960

Nov 15 2024

Amount Paid \$7525.00
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.: 620057510

CHICAGO TITLE

620057510

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dena Kindred and Dusty Kindred, 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 Christie L Taylor and Travis R Taylor, a married couple

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

LOT 3, "HOGG SUBDIVISION," AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES
154 AND 155, 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): P110905 / 4689-000-003-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 11/13/2024

[Signature]
Dena Kindred

[Signature]
Dusty Kindred

State of Washington

County of SKagit

This record was acknowledged before me on November 13, 2024 by Dena Kindred and Dusty Kindred.

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

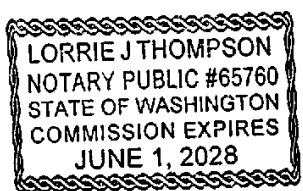


EXHIBIT "A"
Exceptions

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

Recorded: July 30, 1907
 Auditor's No.: 63371, records of Skagit County, Washington
 In favor of: Puget Sound and Baker River Railroad Company
 For: Underground electric system, together with necessary appurtenances
 Affects: 50 feet right of way

NOTE: Exact location and extent of easement is undisclosed of record.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: September 14, 1926
 Auditor's No.: 197187, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric system, together with necessary appurtenances
 Affects: The exact location and extent of said easement is not disclosed of record
3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 31, 1948
 Auditor's No(s): 415111, records of Skagit County, Washington
 For: Drainage ditch
 Affects: The exact location and extent of said easement is not disclosed of record
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 Hogg Subdivision:

Recording No: 9701150045
5. Certificate of Sedro-Woolley Ordinance No. 1240-95 established utility connection fees;

Recorded: October 20, 1995
 Auditor's No.: 9510200008, records of Skagit County, Washington
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: All necessary slopes for cuts and fills
 Recording Date: October 14, 1994

EXHIBIT "A"Exceptions
(continued)

Recording No.: 9410140044
Affects: as described in said instrument

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

9. Assessments, if any, levied by Sedro Woolley.
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 October 14, 2024

between Christie L. Taylor Buyer and Travis R. Taylor Buyer ("Buyer")
and Dena Kindred Seller and Dusty Kindred Seller ("Seller")
concerning 302 Marcella Lane Address Sedro Woolley City WA 98284 State Zip (the "Property")

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
Travis R. Taylor 10/14/2024
Buyer Date

Dusty Kindred 10-15-24
Seller Date

Authentication
Christie L. Taylor 10/14/2024
Buyer Date

[Signature] 10/15/24
Seller Date