

**When recorded return to:**  
Melissa B. Regan and Jerrold A. Regan  
PO Box 890  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3225

Jul 31 2019

Amount Paid \$4971.20  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039101

**CHICAGO TITLE**  
620039101

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Acme Properties, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Melissa B. Regan and Jerrold A. Regan, wife and husband

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

LOTS 1 AND 2, BLOCK 10, "REPLAT OF THE JUNCTION ADDITION TO SEDRO, " AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE EAST 40.41 FEET OF LOT 1 AND THE EAST 40.41 FEET OF LOT 2.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P76617 / 4166-010-002-0017

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 29, 2019

Acme Properties, LLC

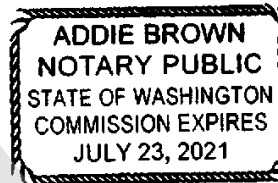
BY: *Steve Brinn*  
Steve Brinn  
Manager

State of WASHINGTON  
County of Whatcom

I certify that I know or have satisfactory evidence that Steve Brinn is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Manager of Acme Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 30 2019

*Addie Brown*  
Name: Addie Brown  
Notary Public in and for the State of WA  
Residing at: Bellevue, WA  
My appointment expires: 7/23/2021



**EXHIBIT "A"**  
**Exceptions**

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

|                 |  |
|-----------------|--|
| Granted to:     | Rodleen Giecek, unm.   |
| Purpose:        | Sanitary sewer line, and the installation , repair and maintenance thereof |
| Recording Date: | October 5, 2012  |
| Recording No.:  | 201210050058   |
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Sedro Woolley.
4. City, county or local improvement district assessments, if any.

Form 22F  
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 June 29, 2019

between Jerrold Regan Mel Regan ("Buyer")  
Buyer Buyer  
and Acme Properties LLC ("Seller")  
Seller Seller  
concerning 703 Puget St 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.

Mel Regan 6-29-19  
Buyer Date

[Signature] 7-1-19  
Seller Date

[Signature] 6-29-19  
Buyer Date

\_\_\_\_\_  
Seller Date