

When recorded return to:
Meegan Stewart
703 Puget Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3729

Sep 17 2020

Amount Paid \$5204.20
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043871

CHICAGO TITLE
620043871

STATUTORY WARRANTY DEED

THE GRANTOR(S) Melissa B. Regan and Jerrold A. Regan, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Meegan Stewart, an unmarried person

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: September 14, 2020

Melissa B. Regan
Melissa B. Regan

Jerrold A. Regan
Jerrold A. Regan

State of WA
County of Snohomish

I certify that I know or have satisfactory evidence that Melissa B. Regan and Jerrold A. Regan are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/15/2020

Matthew C. Hellstrom
Name: Matthew C. Hellstrom
Notary Public in and for the State of WA
Residing at: Snohomish
My appointment expires: May 20, 2023

Notary Public
State of Washington
MATTHEW C HELLSTROM
License #39977
My Commission Expires
May 20, 2023

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Replat of the Junction Addition to Sedro:

Recording No: 54952

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

Granted to: Rodleen Giecek, un.m.
Purpose: Sanitary sewer line, and the installation , repair and maintenance thereof
Recording Date: October 5, 2012
Recording No.: 201210050058

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by Sedro Woolley.