

**When recorded return to:**  
Suzanne Watkins and William Watkins  
1406 Railroad Avenue  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2754

Jun 17 2021

Amount Paid \$5365.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620047573

CHICAGO TITLE  
620047573

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Heather Gandy, 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 William Watkins and Suzanne Watkins, 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.)

PTN LT. 9, STATE STREET ADDN TO SEDRO

Tax Parcel Number(s): P77246 / 4173-000-009-0004

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 11, 2021

Heather Gandy  
Heather Gandy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Heather Gandy  
(is) are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/~~she~~/they) signed this of instrument and acknowledged it to be (his/~~her~~/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: June 15, 2021

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arundon  
My appointment expires: 03.01.2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P77246 / 4173-000-009-0004**

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THAT PORTION OF LOT 9, STATE STREET ADDITION TO SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 61, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 9, 80 FEET WEST OF THE NORTHEAST CORNER THEREOF;  
THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 9 WHICH LIES 12 FEET NORTHEASTERLY AS MEASURED ALONG SAID SOUTH LINE, OF A POINT WHICH IS DUE SOUTH OF THE POINT OF BEGINNING.

AND TOGETHER WITH THAT PORTION IN QUIET TITLE CAUSE NO 07-2-00914-3 DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 9, STATE STREET ADDITION TO SEDRO, SKAGIT COUNTY, WASH., ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 3 OF PLATS AT PAGE 61 RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY CONVEYED TO CHERI WHEATLEY BY DEED FILED IN SKAGIT COUNTY AUDITOR'S FILE NO. 200511300147 AS SHOWN ON THAT CERTAIN SURVEY OF SAID PROPERTY FILED IN SKAGIT COUNTY AUDITOR'S FILE NO. 200702060129;  
THENCE NORTH 04° 07' 06" WEST ALONG THE WEST LINE OF SAID PROPERTY AS SHOWN ON SAID SURVEY, A DISTANCE OF 141.37 FEET TO THE NORTH LINE OF SAID LOT 9;  
THENCE SOUTH 89° 59' 04" EAST ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 7.30 FEET TO THE LINE OF AN EXISTING FENCE;  
THENCE SOUTH 06° 22' 31" EAST ALONG AN EXISTING FENCE, A DISTANCE OF 26.08 FEET;  
THENCE SOUTH 05° 37' 54" EAST ALONG SAID FENCE, A DISTANCE OF 65.08 FEET;  
THENCE SOUTH 05° 24' 46" EAST ALONG SAID FENCE AND ITS SOUTHERLY PROJECTION, A DISTANCE OF 42.66 FEET TO THE NORTH LINE OF RAILROAD AVENUE;  
THENCE SOUTH 53° 06' 22" WEST ALONG THE NORTH LINE OF RAILROAD AVENUE, A DISTANCE OF 13.07 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
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 the Plat of State Street Addition to Sedro:

Recording No: Volume 3, Page 61

2. 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 Survey:

Recording No: 200702060129

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. Assessments, if any, levied by City of Sedro Woolley.

**EXHIBIT "B"**  
Exceptions  
(continued)

6. City, county or local improvement district assessments, if any.