

When recorded return to:
Lukas Meyers and Hana Meyers
418 Puget Avenue
Sedro Woolley, WA 98284



Skagit County Auditor
8/23/2017 Page 1 of 3 \$76.00
3 1:43PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031836

CHICAGO TITLE
620031836

STATUTORY WARRANTY DEED

THE GRANTOR(S) Royce J. Metcalfe and Whitney R. Metcalfe, 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 Lukas Meyers and Hana Meyers, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lots 15, 16 and 17, Block 18, Replat of Junction Addition to Sedro, as per plat recorded in Volume
3 of plats, page 48, records of Skagit County, Washington.
Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P76726 / 4166-018-017-0005,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

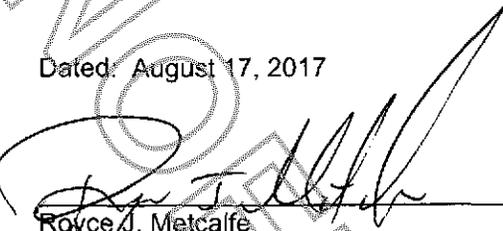
20173954

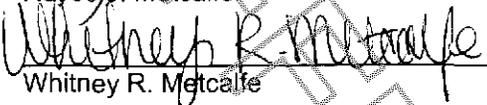
AUG 23 2017

Amount Paid \$ 6502.⁰⁰
Skagit Co. Treasurer
By *Man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 17, 2017

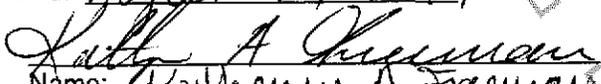


Royce J. Metcalfe


Whitney R. Metcalfe

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Royce J. Metcalfe and Whitney R. Metcalfe 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: August 21, 2017


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --o-- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

1. 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."

2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by City of Sedro Woolley.