

When recorded return to:
Curtis Swanson
530 Jameson Street
Sedro Woolley, WA 98284



201807270114

07/27/2018 01:39 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035194

CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Chelsea F. Jepperson, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Curtis Swanson, an unmarried person and Jessica Elliott, an
unmarried person, each as their separate estate

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.)

Lot(s): 13 Block: 10 TOWN OF SEDRO

Tax Parcel Number(s): P75378 / 4149-010-013-0008

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183305
JUL 27 2018

Subject to:

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

Amount Paid \$ 3921.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

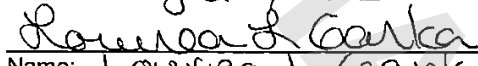
STATUTORY WARRANTY DEED

(continued)

Dated: July 18, 2018


Chelsea F. JeppersonState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Chelsea F. Jepperson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 20, 2018
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA STATE OF WASHINGTON NOTARY --- PUBLIC My Commission Expires 10-27-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P75378 / 4149-010-013-0008

Lot 13, Block 10, PLAT OF TOWN OF SEDRO, according to the plat thereof, recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
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.