

When recorded return to:  
Gary Kupka  
902 Fidalgo Street  
Sedro Woolley, WA 98284

201906210132

06/21/2019 03:45 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

CHICAGO TITLE  
020038301

Escrow No.: 620038301

### 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 Gary Kupka, an unmarried person

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

LOT 30 AND THE WEST 1/2 OF LOT 29, BLOCK 73, "FIRST ADDITION TO THE TOWN OF  
SEDRO IN SKAGIT COUNTY, WASHINGTON, " AS PER PLAT RECORDED IN VOLUME 3 OF  
PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P76111 / 4150-073-030-0019,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 2497  
JUN 21 2019

Amount Paid \$ 4917.<sup>00</sup>  
Skagit Co. Treasurer  
By *Mam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

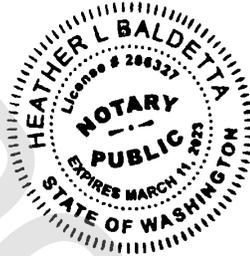
Dated: June 7, 2019

Acme Properties, LLC  
BY:   
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: June 13, 2019  
  
Name: Heather Baldezza  
Notary Public in and for the State of Washington  
Residing at: Bellingham  
My appointment expires: March 11, 2023



**EXHIBIT "A"**  
Exceptions

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

Form 22P  
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 April 26, 2019  
between Gary Kupka ("Buyer")  
Buyer Buyer  
and Acme Properties LLC ("Seller")  
Seller Seller  
concerning 902 Fidalgo Street 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.

AuthentISIGN  
Gary Kupka 04/26/2019  
04/26/2019 4:14:11 PM PDT Date

AuthentISIGN  
Steve Brinn 04/29/2019  
04/29/2019 5:49:47 PM PDT Date

\_\_\_\_\_  
Buyer Date

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