

When recorded return to:
Kyle A. Tubbs
108 Talcott Street
Sedro Woolley, WA 98284

201906280132

06/28/2019 02:36 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038398

CHICAGO TITLE
620038398

STATUTORY WARRANTY DEED

THE GRANTOR(S) Adam Walker and Jessica E. Walker, who acquired title as Jessica E. Francis, Husband and wife and Lester L. Francis and R. Lorrie Francis, 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 Kyle A. Tubbs, an unmarried person and Ashley O. Keenan, an unmarried person

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.)

LT. 30 & PTN 31, BLK 48, FIRST ADDN TO THE TOWN OF SEDRO, SKAGIT COUNTY, WA

Tax Parcel Number(s): P75887 / 4150-048-031-0010

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2650
JUN 28 2019

Amount Paid \$4,811.00
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 21, 2019

Adam Walker
Adam Walker

Jessica E. Walker
Jessica E. Walker

Lester L. Francis
Lester L. Francis

R. Lorrie Francis
R. Lorrie Francis

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lester L. Francis and R. Lorrie Francis and Jessica E. Walker 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: June 26 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Adam Walker is the person who appeared before me, and said persons acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 26 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P75887 / 4150-048-031-0010

LOT 30 AND THE EAST 5 FEET OF LOT 31, BLOCK 48, 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.

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 Plat of First Addition to the Town of Sedro.
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by the City of 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 May 26, 2019

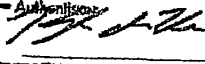
between	<u>Kyle A Tubbs</u> <small>Buyer</small>	<u>Ashley O Keenan</u> <small>Buyer</small>	(“Buyer”)
and	<u>Adam and Jessica Walker</u> <small>Seller</small>	<u>Lester and Lorrie Francis</u> <small>Seller</small>	(“Seller”)
concerning	<u>108 Talcott St</u> <small>Address</small>	<u>Sedro Woolley</u> <small>City</small>	<u>WA 98284</u> <small>State Zip</small> (the “Property”)

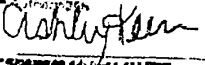
Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

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.


Authenticated
05/26/2019 05:26:30 AM PDT
 Date


Authenticated
05/26/2019 05:26:30 AM PDT
 Date


 Seller
 Date 5-26-19


 Seller
 Date Lester and Lorrie Francis Spede