

When recorded return to:
Travis M. Fox and Megan M. Fox
8360 South Main Street
Lyman, WA 98263

201907190061
07/19/2019 11:38 AM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
U20038782

Escrow No.: 620038782

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cody Apple and Annissa Apple, who acquired title as Annissa Burke, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Travis M. Fox and Megan M. Fox, Husband and Wife

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. SW NE 17-35-6

Tax Parcel Number(s): P41373/ 350617-0-054-0009, P41374/ 350617-0-055-0008, P41375/
350617-0-056-0007, P41370/ 350617-0-052-0001, P41369/
350617-0-051-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 7/19/2019
JUL 19 2019

Amount Paid \$ 474.76
By *[Signature]*
Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 12, 2019

Cody Apple
Cody Apple
Annissa Apple
Annissa Apple

State of ~~WASHINGTON~~ *Montana* (994)
County of ~~SKAGIT~~ *Lawell* (954)

I certify that I know or have satisfactory evidence that Cody Apple and Annissa Apple 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: 7/16/19

Gayle G. Astore
Name: GAYLE G. ASTORE
Notary Public in and for the State of Montana
Residing at: Helena
My appointment expires: 02/15/2021

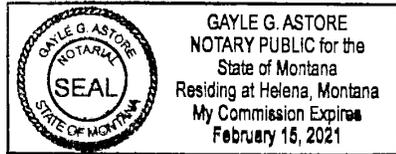


EXHIBIT "A"
Legal Description

**For APN/Parcel ID(s): P41373/ 350617-0-054-0009, P41374/ 350617-0-055-0008, P41375/
350617-0-056-0007, P41370/ 350617-0-052-0001 and P41369/
350617-0-051-0002**

Parcel A:

That portion of the Southwest quarter of the Northeast quarter of Section 17, Township 35 North, Range 6 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of Main Street, as established in the Town of Lyman, 287 feet North of the Northeast corner of Block "B" in "Town of Lyman", according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington in Volume 1 of Plats, page 8;

Thence North along Main Street, 86 feet, more or less, to the Southeast corner of a tract conveyed to Alfred Hanson by deed recorded in Volume 94 of Deeds, page 31, under Auditor's File No. 101359, records of said County;

Thence West along the South line of said Hanson Tract 110 feet to an alley;

Thence South 86 feet;

Thence East to the Point of Beginning.

PARCEL B:

That portion of the Southwest quarter of the Northeast quarter of Section 17, Township 35 North, Range 6 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of the County Road, being a true extension of Main Street in the Town of Lyman, 373 feet North of the Northeast corner of Block "B" of "The Town of Lyman", according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington in Volume 1 of Plats, page 8; records of Skagit County;

Thence West at right angles to said street, 110 feet;

Thence North parallel with said street, 72 feet;

Thence East 110 feet to a point on the West line of said county road, that is 445 feet North of the Northeast corner of said Block "B";

Thence South along said road 72 feet to the Point of Beginning.

Except that portion, if any, lying within that certain right of way for alley as conveyed to The Town of Lyman by deed dated April 15, 1910 and recorded June 4, 1910, under Auditor's File No. 79723 in Volume 81 of Deeds, page 143, records of Skagit County, Washington.

Also except that portion conveyed to The Town of Lyman by deed recorded January 23, 1989, under Auditor's File No. 8901230053, records of Skagit County, Washington.

PARCEL C:

A certain strip of land three feet in width described as follows:

Commencing at a point on the West line of Main Street in the Town of Lyman, 373 feet North of the Northeast corner of Block B of the Plat of said town;

Thence North along said Main Street a distance of 3 feet;

EXHIBIT "A"
Legal Description
(continued)

Thence West at right angles to said Main Street a distance of 110 feet to the East edge of alley right of way; thence South 3 feet;
Thence East 110 feet to the Point of Beginning.

EXHIBIT "B"
Exceptions

1. City, county or local improvement district assessments, if any.
2. Assessments, if any, levied by Town of Lyman.

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 13, 2019

between Travis Fox Buyer Megan Fox Buyer ("Buyer")
and Cody Apple Seller Annissa Apple Seller ("Seller")
concerning 8360 S Main St Address Lyman City WA 98263 State Zip (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.

Authentication: Travis M Fox 06/14/2019 Date: [ea] 06/14/2019 Date
Buyer 10:19:38 AM PDT Seller
Authentication: Megan M. Fox 06/14/2019 Date: [AK] 06/14/2019 Date
Buyer 10:17:38 AM PDT Seller