

When recorded return to:
Robert Allen Kunch
513 West State Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3486
Aug 16 2019
Amount Paid \$4989.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039120

CHICAGO TITLE
620039120
STATUTORY WARRANTY DEED

THE GRANTOR(S) Jerrold A. Regan, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Robert Allen Kunch, ~~an unmarried man~~ *A Single Man*

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 LT 18 SEDROW ACREAGE *SE 23-35-04*

Tax Parcel Number(s): P77008/ 4170-000-018-0303

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 12, 2019

Jerrold A. Regan
Jerrold A. Regan

Melissa Regan
Melissa Regan

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Jerrold A. Regan
(is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: August 13, 2019

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

STATUTORY WARRANTY DEED
(continued)

Dated: August 12, 2019

~~_____~~
Jerrold A. Regan

~~_____~~
Melissa Regan

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Melissa Regan
(~~S~~he) are the person(s) who appeared before me, and said person(s) acknowledged that (he/~~She~~/they) signed this of instrument and acknowledged it to be (his/~~her~~/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 08-14-19



Kelly K Miller
Name: Kelly K Miller
Notary Public in and for the State of WA
Residing at: Mount Vernon
My appointment expires: 9-9-2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P77008/ 4170-000-018-0303

THE NORTH 131 FEET OF THE WEST ONE-HALF OF THE EAST TWO-FIFTHS OF LOT 18,
SEDRO ACREAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS,
PAGE 35, RECORDS OF SKAGIT COUNTY;

EXCEPT THE EAST 5 FEET THEREOF;

ALSO EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES IN
DOCUMENT RECORDED FEBRUARY 1, 1993 UNDER AUDITOR'S FILE NO. 9302010008,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
In favor of: Property adjacent to the South
For: Access for road, water line, sewer, gas line and light and power line
Affects: The West 12 feet of said premises

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 2, 1968
Recording No.: 711893
In favor of: Charlie L. Ensley, a bachelor
For: Ingress and egress
Affects: The West 12 feet of said premises

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: November 18, 1969
Recording No.: 813747
In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
For: Pipe or pipes, line or lines for the transportation of water
Affects: The West 12 feet of said premises

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 21, 1975
Recording No.: 813747
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The West 5 feet of the West 12 feet of said premises

5. 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.

EXHIBIT "B"

Exceptions
(continued)

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.