

When recorded return to:
Hailey Brown and Conner Specht
426 Jameson Avenue
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040483

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4900

Nov 07 2019

Amount Paid \$5704.56
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620040483

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Top and Rebecca Top, Husband and Wife

for and in consideration of "Ten Dollars and other valuable consideration, as part of an IRS 1031 Tax
Deferred Exchange"

in hand paid, conveys, and warrants to Hailey Brown and Conner Specht, wife and husband

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

LOT 14, BLOCK 11, PLAT OF TOWN OF SEDRO, AS PER PLAT RECORDED IN VOLUME 1 OF
PLATS, PAGE 17, 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): P75395 / 4149-011-014-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 1, 2019

X [Signature]
Joshua Top
X [Signature]
Rebecca Top

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Joshua Top and Rebecca Top 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: 11/5/19

[Signature]
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires 10/1/2023

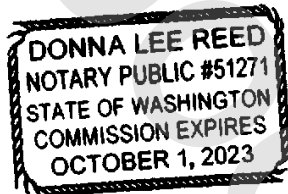


EXHIBIT "A"
Exceptions

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 Town of Sedro, recorded in Volume 1 of Plats, Page 17:
2. Any rights, interests or claims which may exist or arise by reason of the following matters disclosed by an inspection or survey:

An encroachment of an existing shed and fence onto the westerly 1 to 2 feet of said premises
3. 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."
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by City of Mount Vernon.
6. City, county or local improvement district assessments, if any.