

When recorded return to:
Earl M. Fox
712 Trail Road
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.: 620040063

CHICAGO TITLE CO.
620040063

STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5214

Nov 27 2019

Amount Paid \$5959.10

Skagit County Treasurer

By Marissa Guerrero Deputy

THE GRANTOR(S) Dennis M. Cash, II and Stephanie L. Cash, 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 Earl M. Fox, an unmarried person and Stephanie L. Cross, 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.)

N 1/2 LT. 6, Plat of Sedro Acreage, AKA TR of A Sedro Woolley SP BLA No. SW-02-453, Rec No 200209050045


Tax Parcel Number(s): p76942 / 4170-000-006-0000

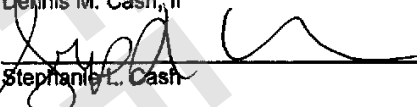
Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 19, 2019



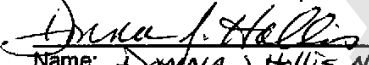
Dennis M. Cash, II


Stephanie L. Cash

State of WASHINGTON
County of ~~SKAGIT~~ PEND OREILLE

I certify that I know or have satisfactory evidence that Dennis M. Cash, II and Stephanie L. Cash 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: NOVEMBER 19, 2019



Name: DONNA J. HOLLIS, Notary Public
Notary Public in and for the State of WASHINGTON
Residing at: NEWPORT WA
My appointment expires: 04-09-2021

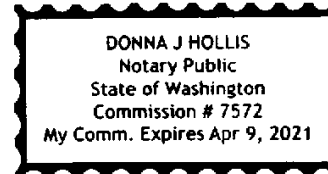


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P76942 / 4170-000-006-0000

Parcel A:

The North half of Lot 6, Sedro Acreage, as per plat recorded in Volume 3 of plats,
page 35, records of

Skagit County, Washington;

Except the East 10 feet thereof;

Except the West 425.25 feet thereof;

(Also shown as Tract A on BLA Survey recorded under Auditor's File No.
200209050045).

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 the Plat of Sedro Acreage:

Recording No: 43720
2. 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 Surveys:

Recording No: 200008170071
Recording No: 200208210072
Recording No: 200209050045
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.

EXHIBIT "B"

**Exceptions
(continued)**

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Sedro Woolley.