202001210083
01/21/2020 10:25 AM Pages: 1 of 3 Fees: $105.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
APC Construction, LLC
307 S 1st Street, Ste D
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-227
Jan 21 2020
Amount Paid $3082.94
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620041060

STATUTORY WARRANTY DEED

Order No.: 19-2912WA
Title Order No.: 19-2912WA

THE GRANTOR(S)

Randy Goss, also appearing of record as John R Goss, an unmarried person

for and in consideration of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

APC Construction, LLC, a Washington Limited Liability Company

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

LOT 10 AND THE EAST QUARTER OF LOT 9, BLOCK 45, 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. SITUATE IN THE COUNTY OF SKAGIT STATE OF WASHINGTON.

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED IN SCHEDULE A, ATTACHED HERETO AND INCORPORATED HEREIN.

Tax Parcel No(s).: P75848

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Dated: January 10, 2020

John R Goss

John R Goss

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that John R Goss is the person(~~s~~) who appeared before me and said person(~~s~~) acknowledged that he/~~she/they~~ signed this instrument and acknowledged it to be his/~~her/their~~ free and voluntary act and deed for the uses and purposes mentioned herein.

Dated JANUARY 13, 2020

Martha R. Vanderpool

Notary Public in and for the State of Washington
Residing at: ARLINGTON, WA
Appointment Expiration: 6-17-2023

NOTARY PUBLIC
STATE OF WASHINGTON
MARTHA R. VANDERPOOL
License Number 24091
My Commission Expires 06-17-2023

UNOFFICIAL DOCUMENT

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 Town of Sedro :

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2. City, county or local improvement district assessments, if any

3. Assessments, if any, levied by City of Sedro Woolley.

4. 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."