

When recorded return to:
Kevin Birch and Taylor Birch
18550 Main Street
Conway, WA 98238

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-770

Mar 02 2020

Amount Paid \$5645.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041177

CHICAGO TITLE
620041177

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brandy A. Sikkens and Albert H. Sikkens, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kevin Birch and Taylor Birch, a married couple

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

THE WEST HALF OF LOTS 5, 6, 7 AND 8, BLOCK 3, PLAT OF THE TOWN OF CONWAY
SKAGIT COUNTY WASH., ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3
OF PLATS, PAGE 6, 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): P72940/ 4098-003-008-0100, P72938 / 4098-003-006-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 19, 2020

Brandy A. Sikkens

Brandy A. Sikkens

Albert H. Sikkens

Albert H. Sikkens

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Brandy A. Sikkens and Albert H. Sikkens 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.

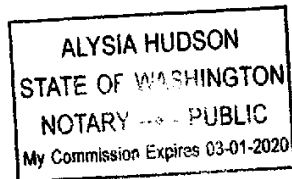
Dated: February 19, 2020Alysia HudsonName: Alysia HudsonNotary Public in and for the State of WashingtonResiding at: ArlingtonMy appointment expires 03-01-2020

EXHIBIT "A"

Exceptions

1. 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."

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.