

When recorded return to:

Luke Alton Snyder and Sarah Marie Snyder
700 Jameson Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3257

Aug 21 2020

Amount Paid \$5837.00

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.: 620043437

CHICAGO TITLE

Q20043437

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jacob Walls and Rachelle Walls, Husband and Wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Luke Alton Snyder and Sarah Marie Snyder, a married couple

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

LOT 19 AND 20, BLOCK 8, OF THE PLAT OF TOWN OF SEDRO, PER PLAT RECORDED IN
VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE EAST 20 FEET OF LOT 19.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P75352 / 4149-008-020-0011

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

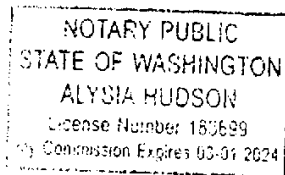
Dated: August 12, 2020

See Attached
Jacob Walls
Rachelle Walls
Rachelle Walls

State of WASHINGTON
County of SKAGIT

Att 08.20.2020
I certify that I know or have satisfactory evidence that ~~Jacob Walls~~ and Rachelle Walls 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.

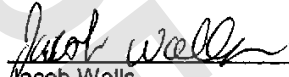
Dated: August 20, 2020



Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2024

STATUTORY WARRANTY DEED
(continued)


Dated: August 12, 2020



Jacob Walls

Rachelle WallsState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jacob Walls and Rachelle Walls 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: August 20, 2020

Name: Marissa Skaar
Notary Public in and for the State of WA
Residing at: Manuvak
My appointment expires: 3/2/2021

EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,
Recording Date: September 20, 2007
Recording No.: 200709200140
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Sedro Woolley.
4. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 6, 2020

between Luke Alton Snyder Buyer Sarah Marie Snyder Buyer ("Buyer")
and Jacob Walls Seller Rachelle Walls Seller ("Seller")
concerning 700 Jameson St Address Sedro Woolley City WA 98284 State Zip (the "Property")

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Luke A. Snyder
Buyer 7/27/20 2:07:41 PM PDT Date

Jacob Walls
Seller 7/6/20 9:20:10 PM PDT Date 07/06/2020

Sarah M. Snyder
Buyer 7/27/20 2:08:55 PM PDT Date

Rachelle Walls
Seller 7/6/2020 9:24:46 PM PDT Date 07/06/2020