

When recorded return to:
Blake Martin
1210 Warner Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3347
Aug 27 2020
Amount Paid \$5973.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043443

CHICAGO TITLE
620043443

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daryn Steinert, unmarried persons and Sierra Wingate, unmarried persons
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Blake Martin, a single man

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

LOT 1, SEDRO-WOOLLEY SHORT PLAT NO. 2014-092, RECORDED UNDER RECORDING
NO. 201408140055, BEING A PORTION OF LOTS 1 AND 2 OF STATE STREET ADDITION TO
SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE
61, 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): P132220 / 4173-000-002-1001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 25, 2020

[Signature]
Daryn Steinert

[Signature]
Sierra Wingate

State of Texas

County of Montgomery

I certify that I know or have satisfactory evidence that
Daryn Steinert, Sierra Wingate
(is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 8/26/2020

[Signature]
Name: SHARON JACKSON TIPPS
Notary Public in and for the State of TEXAS
Residing at: JONES COUNTY
My appointment expires: 4-11-2023

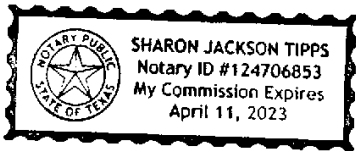


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Pipelines
Recording Date: September 3, 1980
Recording No.: 8009030051
Affects: A portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1
Purpose: Pipelines
Recording Date: September 3, 1980
Recording No.: 8009030052
Affects: A portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: David H. Lyne and Ann S. Lynne, husband and wife
Purpose: Ingress, egress, utilities and screening
Recording Date: September 7, 1982
Recording No.: 8209070050
Affects: The North 8 feet of the South 26 feet of Lot 2
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The owners of the South 18 feet of said Lot 2 and for the sellers remaining real estate located in Lot 3.
Purpose: For ingress, egress, utilities and screening
Recording Date: September 7, 1982
Recording No.: 8209070051
Affects: The North 8 feet of the South 26 feet of Lot 2
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: James Swett
Purpose: Vehicle access
Recording Date: August 24, 2001
Recording No.: 200108240009
Affects: The South 20 feet of the South Half of Lot 1

EXHIBIT "A"**Exceptions
(continued)**

6. Terms and conditions of Boundary Line Adjustment Quit Claim Deed
- Recording Date: October 31, 2001
Recording No.: 200110310040
7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
- Recording Date: May 5, 2005
Recording No.: 200505050087
Matters shown: Possible encroachments of fences by varying amounts along the Southerly, Northerly and Easterly portions of said property
8. 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 SEDRO WOOLLEY SHORT PLAT NO. 2014-092:
- Recording No: 201408140055
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Cascade Natural Gas
Purpose: gas lines
Recording Date: September 17, 2019
Recording No.: 201909170098
10. 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.

EXHIBIT "A"Exceptions
(continued)

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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by City of Sedro-Woolley.
13. City, county or local improvement district assessments, if any.