

When recorded return to:

Allen R. Wesson and Lisa D. Wesson
326 Jameson Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4778

Nov 10 2020

Amount Paid \$4065.00

Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044472

CHICAGO TITLE
620044472

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy G. Vandyken and Sarah E. Vandyken, husband and wife and Gary Schoolland and Gail Schoolland who acquired title as Gary Schooland and Gail Schooland, 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 Allen R. Wesson and Lisa D. Wesson, a married couple

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

Lot 13 in Block 12 of PLAT OF TOWN OF SEDRO, as per plat recorded in Volume 1 of Plats, page 17, records of Skagit County.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P75414 / 4149-012-013-0012

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: November 9, 2020

[Signature]
Timothy G. Vandyken
[Signature]
Sarah E. Vandyken
[Signature]
Gary Schoolland
[Signature]
Gail Schoolland

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Timothy G. Vandyken and Sarah E. Vandyken 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: 11.10.2020



[Signature]
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Drinking
My appointment expires 03.01.2024

State of WASHINGTON
County of SKAGIT

at 11.10.2020
Schoolland Schoolland

I certify that I know or have satisfactory evidence that Gary Schoolland and Gail Schoolland 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: 11.10.2020



[Signature]
Name: Alysia Hudson
Notary Public in and for the State of WA

STATUTORY WARRANTY DEED
(continued)

Residing at: Arlington
My appointment expires: 03.01.2024

EXHIBIT "A"
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 TOWN OF SEDRO:

Recording No: Volume 1, Page 17

2. Certificate for Ordinance:

Recording Date: February 23, 1995

Recording No.: 9502230028

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