

**When recorded return to:**  
Joshua M. Top and Rebecca A. Top  
11194 Bayview Edison Rd.  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-229  
Jan 19 2021  
Amount Paid \$3341.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE CO.**  
*620045529*

Escrow No.: 620045529

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lloyd Eric Chandler and Lois Patricia Chandler, 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 Joshua M. Top and Rebecca A. Top, husband and wife

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

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

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

PTN LOT 11, STATE STREET ADD TO SEDRO

Tax Parcel Number(s): P77250 / 4173-000-011-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 13, 2021

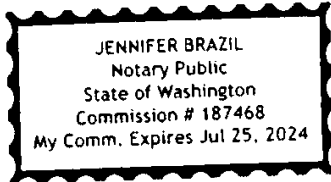
[Signature]  
Lloyd Eric Chandler  
[Signature]  
Lois Patricia Chandler

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that Lloyd Eric Chandler and Lois Patricia Chandler 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: 1-15-2021

[Signature]  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P77250 / 4173-000-011-0000**

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LOT 11, STATE STREET ADDITION TO SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 16, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11;;

THENCE SOUTH 89°59'49" WEST ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 31.16 FEET TO THE POINT OF INTERSECTION WITH A LINE PARALLEL WITH AND 5 FEET WESTERLY OF, AS MEASURED PERPENDICULAR TO, THE WESTERLY EDGE OF AN EXISTING GRAVEL DRIVEWAY SITUATED UPON THE SOUTHERLY AND EASTERLY PORTION OF LOT 11;

THENCE NORTH 0°43'36" EAST ALONG SAID 5-FOOT OFFSET LYING WEST OF THE DRIVEWAY AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 288.45 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID LOT 11, WHICH POINT BEARS NORTH 89°59'04" WEST, A DISTANCE OF 26.57 FEET FROM THE NORTHEAST CORNER OF SAID LOT 11;

THENCE SOUTH 89°59'04" EAST ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 26.57 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 0°11'36" EAST ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 288.42 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
**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 Quit Claim Deed:

Recording No: 200609070138

2. 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 Survey:

Recording No: 200609070140

Including the affect if any of a location of a gravel driveway along the Westerly boundary of said premises as delineated on the face of said Sruvey.

3. Easement and Agreement and the terms and Conditions thereof:

Recording Date: September 7, 2006  
Recording No.: 200609070139  
Regarding: Waterline and wellhead protection

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

**EXHIBIT "B"**

Exceptions  
(continued)

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."

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