

When recorded return to:
Carol A. Uhrhan
3371 West Faircrest Drive
Anaheim, CA 92804

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046488

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1083

Mar 15 2021

Amount Paid \$5869.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

CHICAGO TITLE
020046488

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sherri M Anderson and Benjamin H Irwin, 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 Carol A. Uhrhan, a married woman, as her sole and separate property

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

The East 20 feet of Lot 12, all of Lot 13, and the West 10 feet of Lot 14, Block 77, First Addition to the Town of Sedro in Skagit County, Washington, as per plat recorded in Volume 3 of Plats, page 29, 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): P78138 / 4150-077-014-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 8, 2021

Sherril M. Anderson
Sherril M Anderson

Benjamin H. Irwin
Benjamin H Irwin

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that
Sherril M. Anderson and Benjamin H. Irwin
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: 03-11-2021

Diane L. Haugsvær
Name: Diane L. Haugsvær
Notary Public in and for the State of WA
Residing at: Seattle, WA
My appointment expires: 07-13-2021

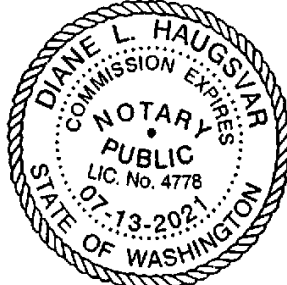


EXHIBIT "A"**Exceptions**

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 First Addition to Sedro:

Recording No: Volume 3, page 29

2. 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."

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