

When recorded return to:
Matthew J. Handly
929 Willard Court
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2835
Jun 23 2021
Amount Paid \$6805.00
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.: 620047844

CHICAGO TITLE
020047844

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ian P. Wilson, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Matthew J. Handly, an unmarried person and Tiana N. Taylor, an unmarried person

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 LT. 8, PLAT OF STATE STREET ADDITION TO SEDRO

Tax Parcel Number(s): P77243 / 4173-000-008-0302

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 10, 2021

Ian P. Wilson
Ian P. Wilson

Alysia Marie Wilson
Alysia Marie Wilson

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that
Ian P. Wilson and Alysia Marie Wilson
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: June 22, 2021

E.M. Burdette
Name: E.M. Burdette
Notary Public in and for the State of Washington
Residing at: Burlington WA
My appointment expires: 9.24.2023

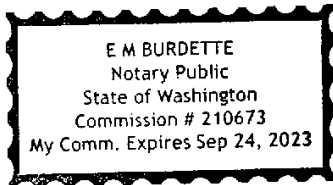


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P77243 / 4173-000-008-0302

THAT PORTION OF LOT 8, PLAT OF STATE STREET ADDITION TO SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 61, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND PORTION OF VACATED STREET ADJOINING, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 8;
THENCE SOUTH 89°59'45" EAST ALONG THE NORTH LINE OF SAID LOT 8 FOR A DISTANCE OF 106.33 FEET;
THENCE SOUTH 01°21'49" EAST FOR A DISTANCE OF 154.04 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 01°21'49" EAST FOR A DISTANCE OF 35.00 FEET;
THENCE NORTH 89°59'45" WEST FOR A DISTANCE OF 20.01 FEET;
THENCE SOUTH 01°21'49" EAST FOR A DISTANCE OF 100.04 FEET TO THE SOUTH LINE OF SAID LOT 8;
THENCE SOUTH 89°59'45" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 93.20 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;
THENCE NORTH 02°43'36" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 135.16 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 89°59'45" WEST;
THENCE NORTH 89°59'45" WEST FOR A DISTANCE OF 69.98 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTH 7.00 FEET THEREOF.

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 the Plat of State Street Addition to Sedro, Skagit Co., Wash:

Recording No: 62965

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 City of Sedro Woolley.