

When recorded return to:

Seth Rauch
720 Fidalgo Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4095

Sep 03 2021

Amount Paid \$6357.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048915

CHICAGO TITLE
620048915

STATUTORY WARRANTY DEED

THE GRANTOR(S) Myrtle I. Syverson, an unmarried person, as her 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 Seth Rauch, a married person as his separate property

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

Lots 15 and 16, Block 17, "PLAT OF THE TOWN OF SEDRO", according to the plat recorded in
Volume 1 of Plats, page 17, records of Skagit county, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P75485 / 4149-017-016-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 30, 2021

Myrtle I. Syverson
Myrtle I. Syverson

State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Myrtle I. Syverson
(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: September 01 2021

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

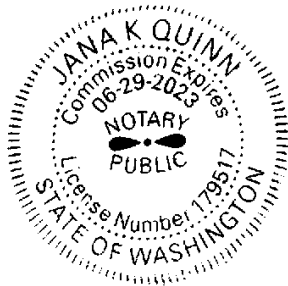


EXHIBIT "A"
Exceptions

1. 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."

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

3. The property herein described is carried on the tax rolls as partially exempt under a Senior Citizen's exemption and the assessed values have been "frozen." If said taxes are not paid prior to the sale by or death of the qualifying taxpayer, the exemption will be disallowed, the assessed value will be adjusted and the full tax amount for the current and/or prior years, if any, will be due:

Levy Code: 0935
Estimated amount of tax without exemption, including special taxes and charges: \$2,841.05

4. Assessments, if any, levied by Sedro Woolley.

5. City, county or local improvement district assessments, if any.