

When recorded return to:
Herbert Schilling and Doris Schilling
218 Central Street
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049286

CHICAGO TITLE
620049286A

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rebecca Lee Greer and Fred Kirk Greer, 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 Herbert Schilling and Doris Schilling, a married couple

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.)

LTS 15, 16 & PTN OF LT 17, BLK 23, "REPLAT OF THE JUNCTION ADDN TO SEDRO" AKA
PARCEL A, BLA

Tax Parcel Number(s): P116605 / 4166-023-017-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4884

Oct 22 2021

Amount Paid \$5597.00

Skagit County Treasurer

By Lena Thompson Deputy

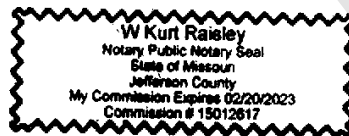
STATUTORY WARRANTY DEED
(continued)

Dated: September 28, 2021

Rebecca Lee Greer
Rebecca Lee Greer
Fred Kirk Greer
Fred Kirk Greer

State of Missouri
County of Jefferson

I certify that I know or have satisfactory evidence that
Rebecca Lee Greer : Fred Kirk Greer
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: October 16, 2021

W. Kurt Raisley
Name: W. Kurt Raisley
Notary Public in and for the State of Missouri
Residing at: 5344 Bakercrest Dr. 63052
My appointment expires: 02-20-2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P116605 / 4166-023-017-0000

LOTS 15 AND 16, BLOCK 23, "REPLAT OF THE JUNCTION ADDITION TO SEDRO", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 17, BLOCK 23, OF SAID PLAT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 17;

THENCE SOUTH 2°05'13" EAST ALONG THE EAST LINE OF LOT 17, A DISTANCE OF 11.86 FEET;

THENCE NORTH 89°45'06" WEST, A DISTANCE OF 53.34 FEET;

THENCE SOUTH 88°23'39" WEST, A DISTANCE OF 66.75 FEET TO THE WEST LINE OF LOT 17;

THENCE NORTH 2°04'37" WEST ALONG THE WEST LINE OF LOT 17, A DISTANCE OF 9.13 FEET TO THE NORTHWEST CORNER OF LOT 17;

THENCE NORTH 87°54'57" EAST ALONG THE NORTH LINE OF LOT 17, A DISTANCE OF 120.04 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL A OF SKAGIT COUNTY BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER RECORDING NUMBER 200006280058).

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 Replat of the Junction Addition to Sedro:

Recording No: 54952

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: 200006280058

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. Assessments, if any, levied by City of Sedro Woolley.

EXHIBIT "B"

Exceptions
(continued)

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