

**When recorded return to:**  
Brooke Summers Robbins and Gary Robbins  
5848 Bow St  
Bow, WA 98232

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049170

**CHICAGO TITLE**  
620049170

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mark W. Chatt and Suzanne F. Chatt, 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 Brooke Summers Robbins and Gary Robbins, 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.)

Lot(s): Ptn. 14, 15 and 16, First Add. to the Town of Sedro

Tax Parcel Number(s): P75647 / 4150-031-015-0008, P75648 / 4150-031-016-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4906

Oct 25 2021

Amount Paid \$7205.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 22, 2021

Mark W. Chatt  
Mark W. Chatt

Suzanne F. Chatt  
Suzanne F. Chatt

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Mark W. Chatt and Suzanne F. Chatt are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 22, 2021

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P75647 / 4150-031-015-0008 and P75648 / 4150-031-016-0007**

The East 5 feet of Lot 14 and the West 33 feet of Lot 15, Block 31, First Addition to Sedro, as per the plat thereof recorded in Volume 3 of Plats, Page 17, records of Skagit County, Washington;

TOGETHER WITH the East 7 feet of Lot 15 and the West 33 feet of Lot 16, Block 31, First Addition to Sedro, as per the plat thereof recorded in Volume 3 of Plats, Page 17, records of Skagit County, Washington;

All Situate in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Party Wall Agreement and the terms and conditions therein;

Executed by: Skagit Realty Company and Edson G. Abbot  
Recording Date: October 4, 1933  
Recording No.: 178285

2. Party Wall Agreement, and the terms and conditions therein;

Executed by: Edson G. Abbot and Larry Stave and Lillian Stave  
Recording Date: August 18, 1933  
Recording No.: 257555

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. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by Sedro Wooley.
6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
7. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Lessor: Mark and Suzanne Chatt

**EXHIBIT "B"**

Exceptions  
(continued)

Lessee: Shelley's Shack LLC  
Dated: January 21, 2021  
Affects: Unit A of 225 State Street

8. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Lessor: Mark and Suzanne Chatt  
Lessee: 3rd Street Station Cafe  
Dated date: January 1st, 2021  
Affects: 229 E State Street

9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.