

**When recorded return to:**  
Mark D. Winegarden and Alyssa C. Warner  
1835 Township 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.: 620049422

**CHICAGO TITLE CO.**  
620049422

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert O. Royal and Delores M. Royal, 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 Mark D. Winegarden and Alyssa C. Warner, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOTS 46 THROUGH 50, INCLUSIVE, BLOCK 2, "CENTRAL ADDITION TO SEDRO,  
WASHINGTON, 1890". AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 31,  
RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT THE NORTH 66.33 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR UTILITY PURPOSES OVER, UNDER AND ACROSS  
THE WEST 10 FEET OF THE NORTH 66.33 FEET OF LOT 50.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P121586 / 4156-002-050-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-5864  
Dec 22 2021  
Amount Paid \$7605.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 12/21/21

Robert O. Royal By Delores M. Royal  
his attorney in fact  
Robert O. Royal, By Delores M. Royal, his attorney in fact

Delores M. Royal  
Delores M. Royal

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Delores M. Royal is the person who appeared before me, and said persons acknowledged that she signed this instrument for herself and as Power of Attorney for Robert O. Royal and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 21 2021

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires 03-01-2024

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

**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 the Plat of Central Addition to Sedro:

Recording No: Volume 1, Page 31

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 Quit Claim Deed for Boundary Line Adjustment:

Recording No: 200403310227

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 "A"**  
Exceptions  
(continued)

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