

When recorded return to:
Rebecca Barth and Jeffrey Barth
826 McLean Dr
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.: 620050438

CHICAGO TITLE CO.

620050438

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lawrence R. White, Jr. and Joyce N. White, 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 Rebecca Barth and Jeffrey Barth, 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.)

PARCEL A: TRACT 1, "SEDRO-WOOLLEY HEIGHTS"

PARCEL B: PTN OF SE 1/4 NE 1/4 OF 13-35-4

Tax Parcel Number(s): P77208 / 4172-000-001-0003, P36358 / 350413-0-008-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

Affidavit No. 2022-622

Feb 18 2022

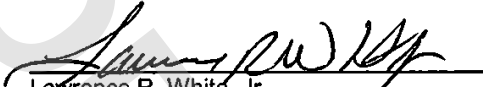
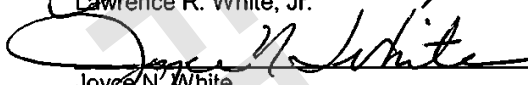
Amount Paid \$9874.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

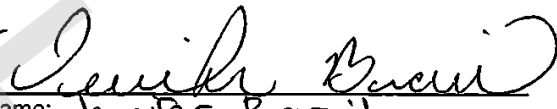
Dated: February 10, 2022


Lawrence R. White, Jr.

Joyce N. White

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Lawrence R. White, Jr and Joyce N. White
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: February 17, 2022


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

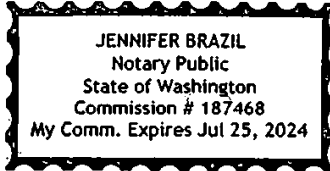


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P77208 / 4172-000-001-0003 and P36358 / 350413-0-008-0002

PARCEL A:

TRACT 1 OF SEDRO-WOOLLEY HEIGHTS, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS,
PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT WHERE THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID
SECTION 13 INTERSECTS WITH THE WEST LINE OF THE RIGHT OF WAY OF STATE HIGHWAY
1A;
THENCE WEST, 100 FEET ALONG SAID SOUTH LINE OF SAID NORTHEAST QUARTER;
THENCE NORTH 12 FEET;
THENCE EASTERLY TO SAID POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement for Telephone and power lines, including the terms and conditions thereof, disclosed by instrument;

Recording Date: May 19, 1959
Recording No.: 580547

2. Exceptions and reservations executed by Puget Mill Company as contained in instrument including the terms, covenants and provisions thereof ;

Recording Date: April 2, 1924
Recording No.: 173053

The first part hereby reserves unto itself and unto its successors and assigns its rights to all oils, gases, coal, minerals, metals and fossils of every name and nature which may be in or upon said land or any part thereof with the right of entry. Subject however to any or all easements, rights of way or privileges which may have been heretofore sold, granted, condemned or acquired in any lawful manner to or by any municipality, person, firm corporation or the public over, across, upon or through, any of said lands thereof for private, public, county, or state road, streets, railroad, logging road, telephone, or telegraph lines, electric power or light lines, ditches, dikes, flumes, pipe lines, docks, booms or any other rights of way or easements or privileges for cutting and removing timber and rafting and storing logs.

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Sedro Woolley Heights:

Recording No: 427794

4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 31, 1950
Recording No.: 446250

The grantees, for themselves and for their heirs, executors, administrators, and assigns, agree that the said premises shall not be used for any purpose other than residential, and that there shall never be more than one residential structure, with the necessary accessory buildings, placed upon the said premises; and that no residential structure, with the necessary accessory

EXHIBIT "B"Exceptions
(continued)

buildings, shall be erected or constructed upon said premises which does not meet the minimum construction requirements of the Federal Housing Administration under Section 203 of the National Housing Act as in effect at the time of the dedication of the plat to Sedro-Woolley Heights; and that no trees or shrubs on said premises shall be permitted to grow to a height which shall interfere with the view from any residential structure hereinafter constructed upon any other lot in the plat of Sedro-Woolley Heights.

5. 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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Sedro Woolley.