

**When recorded return to:**  
Joseph Villegas and Alia Villegas  
314 Hawthorne Street  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620051510

Escrow No.: 620051510

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Julee Ann Andersen, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Joseph Villegas and Alia Villegas, husband and wife

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.)

PTN TRACTS 16-19, ROETKER'S ADDN TO SEDRO-WOOLLEY

Tax Parcel Number(s): P76847 / 4168-000-018-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221982

May 13 2022

Amount Paid \$7237.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 6, 2022

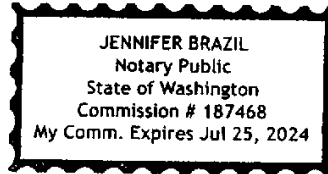
Julee Ann Andersen  
Julee Ann Andersen

State of Washington  
County of Skagit

This record was acknowledged before me on 5-12-22 by Julee Ann Andersen.

Jennifer Brazil  
(Signature of notary public)

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P76847 / 4168-000-018-0000**

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THE SOUTH 85 FEET OF THE NORTH 170 FEET OF THE FOLLOWING DESCRIBED PREMISES,  
AS MEASURED ALONG THE EAST AND WEST LINES THEREOF:

TRACTS 16, 17, 18, AND 19, ROETKER'S ADDITION TO SEDRO-WOOLLEY, ACCORDING TO  
THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 44, RECORDS OF SKAGIT  
COUNTY, WASHINGTON;

EXCEPT THE NORTH 20 FEET OF SAID TRACT 16;

ALSO EXCEPT THAT PORTION THEREOF AS CONVEYED TO THE STATE OF WASHINGTON BY  
DEED RECORDED NOVEMBER 19, 1957, UNDER AUDITOR'S FILE NO. 558582, RECORDS OF  
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## EXHIBIT "B"

### Exceptions

1. 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 Roetker's Addition to Sedro Woolley:

Recording No: 522160

2. Relinquishment of right of access to State Highway and of light, view and air and the terms and conditions thereof:

Granted to: State of Washington  
Recording Date: November 19, 1957  
Recording No.: 558582

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