

**When recorded return to:**  
Marci McCandles  
814 Sapp Road  
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**

620052879

Escrow No.: 620052879

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Charles R. Griffin and Ruth L. Griffin, Trustees of The Charles R. and Ruth L. Griffin Family Trust, Dated May 5, 2004

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Marci McCandles, an unmarried person and Lucas Amador, an unmarried person

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:

PTN LT 10, SEDRO WOOLLEY HEIGHTS

Tax Parcel Number(s): P77216 / 4172-000-010-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224543

Nov 08 2022

Amount Paid \$8450.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 26, 2022

Charles R. Griffin and Ruth L. Griffin, Trustees of The Charles R. and Ruth L. Griffin Family Trust,  
Dated May 5, 2004

BY: Charles R. Griffin  
Charles R. Griffith  
Trustee

BY: Ruth L. Griffin  
Ruth L. Griffin  
Trustee

State of washington

County of skagit

This record was acknowledged before me on November 7, 2022 by Charles R. Griffith  
and Ruth L. Griffin as Trustees of The Charles R. and Ruth L. Griffin Family Trust, Dated May 5, 2004.

Alysia Hudson  
(Signature of notary public)  
Notary Public in and for the State of washington  
My appointment expires: 03/01/2024

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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P77216 / 4172-000-010-0002**

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LOT 10, SEDRO WOOLLEY HEIGHTS, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT A PORTION OF TRACT 10, SEDRO-WOOLLEY HEIGHTS, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEGINNING ON THE WEST BOUNDARY LINE AT A POINT 30 FEET SOUTH OF THE NORTHWEST CORNER;

THENCE NORTH 30 FEET TO THE NORTHWEST CORNER;

THENCE 3 FEET EAST ALONG THE NORTH PROPERTY LINE;

THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING.

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 SEDRO WOOLLEY HEIGHTS:

Recording No: 427794

2. 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: June 21, 1951

Recording No.: 462382

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

**EXHIBIT "B"**  
Exceptions  
(continued)

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

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 15, 2022  
between Marci Mccandless Lucas Amador ("Buyer")  
Buyer Buyer  
and Chuck Griffin Lynn Griffin ("Seller")  
Seller Seller  
concerning 814 Sapp Road Sedro Woolley WA 98284 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticat  
Marci Mccandless 10/15/2022  
Buyer Date

Authenticat  
Charles Griffin 10/17/22  
Seller Date

Authenticat  
Lucas Amador 10/15/2022  
Buyer Date

Authenticat  
Ruth Lynn Griffin 10/17/22  
Seller Date