

When recorded return to:
Richard Thomas Mejia and Krista Mejia
1215 Railroad Avenue
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.: 620052869

CHICAGO TITLE
620052869

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tanya Mae Luedecke Vittitow, Personal Representative of The Estate of Raymond F. Nannen, Jr. who acquired title as Raymond F. Nannen, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Richard Thomas Mejia and Krista Mejia, 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.)

PTN TRACTS 24-26 STATE STREET ADD TO SEDRO

Tax Parcel Number(s): P77284 / 4173-000-025-0103

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224751

Nov 30 2022

Amount Paid \$5989.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 21, 2022

The Estate of Raymond F. Nannen, Jr., deceased

BY: *Tanya Mae Luedecke Vittitow*
Tanya Mae Luedecke Vittitow
Personal Representative

State of Texas

County of Dallas

This record was acknowledged before me on 11/29/22 by Tanya Mae Luedecke Vittitow as Personal Representative of ~~Tanya Mae Luedecke Vittitow, Personal Representative~~ of The Estate of Raymond F. Nannen, Jr. who acquired title as Raymond F. Nannen, deceased.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Texas
My appointment expires: 10/21/26

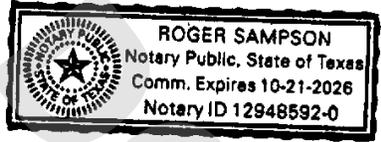


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P77284 / 4173-000-025-0103

The Easterly 80 feet of Tract 24, EXCEPT the Northerly 130 feet thereof, and Tract 25, EXCEPT the Northerly 130 feet of the Westerly 40 feet thereof, AND EXCEPT the Easterly 80 feet of the Northerly 130 feet thereof, PLAT OF STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington;

TOGETHER WITH that portion of the vacated Southerly 16 feet of Railroad Street that has attached to said premises by operation of law, under Ordinance No. 646, recorded April 8, 1980, under Auditor's File No. 8004080021, records of Skagit County, Washington.

ALSO TOGETHER WITH that portion of Tract 26, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington, described as follows:

Commencing at the Northwesterly corner of said Tract 26;
thence South 37°01'52" East along the Westerly line thereof a distance of 130.00 feet to the point of beginning of this description;
thence continuing South 37°01'52" East along the Westerly line thereof a distance of 236.76 feet to the Southwesterly corner of said Tract 26;
thence South 88°27'17" East along the South line of said Tract 26 a distance of 6.29 feet;
thence North 37°21'07" West a distance of 240.68 feet;
thence South 53°06'22" West a distance of 3.56 feet to the point of beginning of this description.

EXCEPT the Westerly 46 feet of the Easterly 80 feet of Lot 24, EXCEPT the Northerly 130 feet thereof; all in STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

Situated in Skagit County, 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 State Street Add to Sedro:

Recording No: Volume 3, Page 61

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: May 17, 1963
 Auditor's No.: 636074
 In favor of: Puget Sound Power and Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: As constructed near the Westerly line of Tract 25

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: November 27, 1972
 Auditor's No.: 777354
 In favor of: Cascade Natural Gas Corporation
 For: Construction, maintenance, and operations of a pipeline(s)
 Affects: Said premises, the exact location and extent of said easement is undisclosed of record

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: August 28, 1981
 Auditor's No.: 8108280012
 In favor of: Puget Sound Power and Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

5. Terms and conditions of Boundary Line Adjustment Quit Claim Deed

Recording Date: September 24, 1990
 Recording No.: 9009240067
 As Follows:

"The land described herein does not constitute a legal lot for building purposes and may only be conveyed with the property to which it is being aggregated in the absence of a City of

EXHIBIT "B"Exceptions
(continued)

Sedro-Woolley approved subdivision"

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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 20, 2022

between Richard Mejia Krista Mejia ("Buyer")
Buyer Buyer
and Estate of Raymond F Nannen ("Seller")
Seller Seller
concerning 1215 Railroad Avenue 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.

Richard Mejia 09/20/2022
Buyer Date
Krista Mejia 09/20/2022
Buyer Date
Tanya Vittitow 09/21/22
Authenticator Seller Date
Janyia Marie [Signature] 11-29-22
Seller Date