

202301060038

01/06/2023 12:25 PM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor, WA

When recorded return to:

Morgan A Chasson and Daniel A Nou
1130 Warner Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235119

Jan 06 2023

Amount Paid \$6597.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620053229

Escrow No.: 620053229

STATUTORY WARRANTY DEED

THE GRANTOR(S) Julie Marquez and Timothy Marquez, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Morgan A Chasson and Daniel A Nou, 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 LT 12, BLK 39, FIRST ADDITION TO THE TOWN OF SEDRO

Tax Parcel Number(s): P75770 / 4150-039-014-0202

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 22, 2022

Julie Marquez
Julie Marquez

Timothy Marquez
Timothy Marquez

State of Washington

County of Skagit

This record was acknowledged before me on December 22, 2022 by Julie Marquez and Timothy Marquez.

Janak Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2023

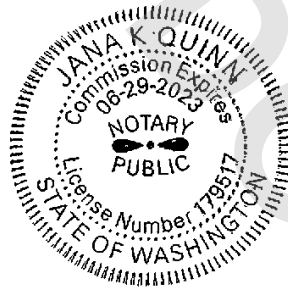


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P75770 / 4150-039-014-0202

PORTION OF LOT 12, BLOCK 39, FIRST ADDITION TO THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12;
THENCE NORTH 89°59'15" EAST ALONG THE SOUTH LINE OF SAID LOT 12 FOR A DISTANCE OF 1.40 FEET;
THENCE NORTH 0°00'21" WEST PARALLEL WITH THE WEST LINE OF SAID LOT 12 FOR A DISTANCE OF 59.93 FEET;
THENCE SOUTH 89°59'28" WEST FOR A DISTANCE OF 1.40 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 12 AT A POINT BEARING NORTH 0°00'21" WEST FROM THE POINT OF BEGINNING;
THENCE SOUTH 0°00'21" EAST ALONG THE WEST LINE OF SAID LOT 12 FOR A DISTANCE OF 59.94 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND LOT 13, BLOCK 39, FIRST ADDITION TO THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 13;
THENCE NORTH 0°00'21" WEST ALONG THE EAST LINE OF SAID LOT 13 FOR A DISTANCE OF 59.94 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°59'28" WEST FOR A DISTANCE OF 1.40 FEET;
THENCE NORTH 0°00'21" WEST PARALLEL WITH SAID EAST LINE OF LOT 13 FOR A DISTANCE OF 59.94 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 13;
THENCE NORTH 89°59'40" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 1.40 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 13 AT A POINT BEARING NORTH 0°00'21" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0°00'21" EAST ALONG THE EAST LINE OF SAID LOT 13 FOR A DISTANCE OF 59.94 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13;
THENCE NORTH 0°00'24" WEST ALONG THE WEST LINE OF SAID LOT 13 FOR A DISTANCE OF 59.94 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°59'28" EAST FOR A DISTANCE OF 2.10 FEET;
THENCE NORTH 0°00'24" WEST PARALLEL WITH THE WEST LINE OF SAID LOT 13 FOR A DISTANCE OF 59.94 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 13;
THENCE SOUTH 89°59'40" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 2.10 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 13 AT A POINT BEARING NORTH 0°00'24" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0°00'24" EAST ALONG THE WEST LINE OF SAID LOT 13 FOR A DISTANCE OF 59.94 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "A"
Legal Description
(continued)

AND ALSO A PORTION OF LOT 14, BLOCK 39, FIRST ADDITION TO THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 14;
THENCE SOUTH 89°59'15" WEST ALONG THE SOUTH LINE OF SAID LOT 14 FOR A DISTANCE OF 2.10 FEET;
THENCE NORTH 0°00'24" WEST PARALLEL WITH THE EAST LINE OF SAID LOT 14 FOR A DISTANCE OF 59.94 FEET;
THENCE NORTH 89°59'28" EAST FOR A DISTANCE OF 2.10 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 14 AT A POINT BEARING NORTH 0°00'24" WEST FROM THE POINT OF BEGINNING;
THENCE SOUTH 0°00'24" EAST ALONG THE EAST LINE OF SAID LOT 14 FOR A DISTANCE OF 59.94 FEET, MORE OR LESS, 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 First Addition to Town of Sedro:

Recording No: Volume 3, Page 29

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

Purpose: Right of way easement
Recording Date: September 17, 2019
Recording No.: 201909170099
Affects: As described in said instrument

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 Survey:

Recording No: 202205190109

4. 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

EXHIBIT "B"
Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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

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 December 08, 2022

between Morgan Ariel Chasson Daniel Alexander Nou ("Buyer")
Buyer Buyer
and Julie Marquez Timothy Marquez ("Seller")
Seller Seller
concerning 1130 Warner Street 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.

Authenticator
Morgan Ariel Chasson 12/08/2022
Buyer Date

Authenticator
Tim Marquez 12/09/22
Seller Date

Authenticator
Daniel Alexander Nou 12/08/2022
Buyer Date

Authenticator
Julie 12/09/22
Seller Date