

When recorded return to:
Travis J. Gugel
4845 Penley Ln
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235578

Feb 24 2023

Amount Paid \$4485.00
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

Escrow No.: 620053259

CHICAGO TITLE
6200 53259

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mirian Nery Keisler, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Travis J. Gugel, 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: (Required if full legal not inserted above.)

PTN LT 3, SEDRO ACREAGE

Tax Parcel Number(s): P76920 / 4170-000-003-0300

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 17, 2023

Mirian Nery Keisler
Mirian Nery Keisler

State of washington
County of SKagit

This record was acknowledged before me on 02/21/2023 by Mirian Nery Keisler.

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

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| NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024 |
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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P76920 / 4170-000-003-0300

LOT 3, EXCEPT THE NORTH 368 FEET AND ALSO EXCEPT THE SOUTH 68 FEET THEREOF. ALSO EXCEPT THE WEST 10 FEET THEREOF FOR ROAD RIGHT OF WAY TO CITY. TOGETHER WITH A PORTION OF LOT 3, SEDRO ACREAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE NORTH 368 FEET AND THE SOUTH 138 FEET THEREOF AND EXCEPT THE WEST 10 FEET THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THAT PORTION OF LOT 3 PREVIOUSLY DESCRIBED ABOVE;
THENCE NORTH 88-48-34 WEST ALONG THE SOUTH LINE OF THAT PORTION OF SAID LOT 3 TO A POINT 0.50 FEET EASTERLY OF THE EASTERLY SIDE OF AN EXISTING BUILDING 104.75 FEET AND ALSO THE TRUE POINT OF BEGINNING;
THENCE PARALLEL WITH THE EAST WALL OF SAID BUILDING NORTH 0-46-25 WEST TO A POINT BEING 0.50 FEET NORTH OF THE NORTH FACE OF BUILDING 3.37 FEET;
THENCE SOUTH 89-35-11 WEST PARALLEL WITH THE NORTH FACE OF SAID BUILDING AND GENERALLY ALONG A FENCE TO THE EASTERLY RIGHT-OF-WAY OF TRAIL ROAD 119.30 FEET;
THENCE SOUTH 0-58-01 WEST TO THE SOUTH LINE OF SAID LOT 3 ABOVE DESCRIBED A DISTANCE OF 0.02 FEET;
THENCE SOUTH 88-48-34 EAST ALONG THE SOUTH LINE OF SAID LOT 3 ABOVE DESCRIBED A DISTANCE OF 119.36 FEET 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 Acreage:

Recording No: 43720

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Sedro Woolley.
4. City, county or local improvement district assessments, if any.
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. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2023
Tax Account No.: P76920 / 4170-000-003-0300

EXHIBIT "B"

Exceptions
(continued)

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|------------------------------|--------------|
| Levy Code: | 0935 |
| Assessed Value-Land: | \$156,200.00 |
| Assessed Value-Improvements: | \$85,500.00 |
| General and Special Taxes: | |
| Billed: | \$2,136.64 |
| Paid: | \$0.00 |
| Unpaid: | \$2,136.64 |