

When recorded return to:

Brady Rowe
PO Box 1618
Anacortes, WA 98221

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20236217
Apr 21 2023
Amount Paid \$10630.00
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.: 620053833

CHICAGO TITLE
620053833

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Young, an unmarried man and Sara Young, a single woman, 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 Brady Rowe, married as separate property

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.)

LTS 3,4,5 & 6, BLK 4, SIEGFRED'S ADDN TO BAY VIEW, WASH

Tax Parcel Number(s): P71084 / 4068-004-006-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 20, 2023

David B. Young
David Young

Sara Young

State of Washington
County of Skagit

This record was acknowledged before me on 4-20-23 by David Young.

Jennifer Brazil
(Signature of notary public)

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

JENNIFER BRAZIL
Notary Public
State of Washington
Commission # 187468
My Comm. Expires Jul 25, 2024

State of Washington
County of Skagit

This record was acknowledged before me on 4-20-23 by Sara Young.

Jennifer Brazil
(Signature of notary public)

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

JENNIFER BRAZIL
Notary Public
State of Washington
Commission # 187468
My Comm. Expires Jul 25, 2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P71084 / 4068-004-006-0007

LOTS 3,4,5 AND 6, BLOCK 4, "SIEGFRED'S ADDITION TO BAY VIEW, WASH", AS PER PLAT
RECORDED IN VOLUME 1 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

TOGETHER WITH THAT PORTION OF THE VACATED ALLEY ADJOINING SAID PREMISES THAT
HAS REVERTED THERETO BY OPERATION OF LAW.

ALSO, TOGETHER WITH THE NORTHWEST 1/2 OF THAT PORTION OF UNOPENED 'F' STREET
ADJACENT TO BLOCK 4, SIEGFRED'S ADDITION TO BAYVIEW, EACH AS PER PLAT
RECORDED IN VOLUME 1 OF PLATS, PAGE 11, 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 Siegfred's Addition to Bay View, Wash.:

Recording No: Volume 1, Page 11

2. Notice of On-Site Sewage System maintenance Agreement Requirement and the terms and conditions thereof:

Recording Date: April 9, 2021
Recording No.: 202104090187

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: 202107120053

4. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: July 20, 2021 and August 25, 2021
Recording No.: 202107200038
Recording No.: 202108250091

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,

EXHIBIT "B"

Exceptions
(continued)

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