

When recorded return to:

Daryl J. Roddewig, Jr and Melissa M. Roddewig
1777 Azure Way
Bellingham, WA 98229

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20236966

Jun 20 2023

Amount Paid \$10265.10
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
620054259

Escrow No.: 620054259

STATUTORY WARRANTY DEED

THE GRANTOR(S) Coach Corral Inc., a Washington Corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Daryl J. Roddewig, Jr and Melissa M. Roddewig, 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.)

LT 10, ALGER ACRES LONG CARD NO. PL-0208, **PTN SE 7-36-4**

Tax Parcel Number(s): P126351 / 4933-000-010-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6/13/2023

Coach Corral Inc.

BY: [Signature]
Keith Padgett
Corporate Secretary

State of Washington

County of King

This record was acknowledged before me on 6/13/2023 by Keith Padgett as
Corporate Secretary of Coach Corral Inc..

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 2/2/2023

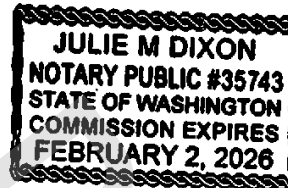


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126351 / 4933-000-010-0000

LOT 10, ALGER ACRES LONG CARD NO. PL-0208, ACCORDING TO THE PLAT THEREOF
RECORDED JULY 2, 2007 UNDER AUDITOR'S FILE NO. 200707020136, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. City, county or local improvement district assessments, if any.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Sidney Smith
Purpose: Pipeline right of way
Recording Date: August 4, 1909
Recording No.: 74846
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: D. Percy Sullivan and Maude Sullivan, his wife
Purpose: Water pipe line
Recording Date: January 16, 1961
Recording No.: 603126
Affects: Portion of said premises

Note: Exact location and extent of easement is undisclosed of record.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 26, 1990
Recording No.: 9003260089
Affects: Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Brian Overman and Tami Overman
Purpose: Ingress, egress and utilities
Recording Date: March 28, 1997
Recording No.: 9703280099
Affects: Portion of said premises
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

EXHIBIT "B"Exceptions
(continued)

In favor of: Carole Elton
Purpose: Ingress, egress and utilities
Recording Date: May 7, 2001
Recording No.: 200105070200
Affects: Portion of said premises

7. Lot of Record Certification and the terms and conditions thereof:

Recording Date: July 21, 2005
Recording No.: 200507210076

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

In favor of: Puget Sound Power & Light Company, a Washington corporation
Purpose: Underground electric system, together with necessary appurtenances
Recording Date: August 4, 2006
Recording No.: 200608040114
Affects: Portion of said premises

9. Title Notification and the terms and conditions thereof:

Recording Date: October 3, 2006
Recording No.: 200610030107
Recording No.: 200610030108

10. 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 Alger Acres Long Card No. PL05-0208:

Recording No: 200707020136

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

Recording Date: July 2, 2007
Recording No.: 200707020137

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

In favor of: Skagit County
Purpose: Protected critical area

EXHIBIT "B"

Exceptions
(continued)

Recording Date: July 2, 2007
Recording No.: 200707020138
Affects: Portion of said premises

13. Covenants, conditions, restrictions and easements 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: July 2, 2007
Recording No.: 200707020139

14. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Alger Acres Property Owners Association
Recording Date: July 2, 2007
Recording No.: 200707020139

15. Declaration of Relocated Easement for Septic System and the terms and conditions thereof:

Recording Date: November 6, 2020 and November 12, 2020
Recording No.: 202011060158
Recording No.: 202011120173

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

17. 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.

EXHIBIT "B"Exceptions
(continued)

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."

18. 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 15, 2023
between Daryl J Roddewig Jr Melissa M Roddewig ("Buyer")
Buyer Buyer
and Corral Inc Coach Keith Padgett ("Seller")
Seller Seller
concerning 1777 Azure Way Bellingham WA 98229 (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.

<p><small>Authentication</small> <u>Daryl J Roddewig Jr</u> <u>05/15/2023</u> Buyer Date</p>	<p><small>Authentication</small> <u>Keith Padgett</u> <u>05/17/23</u> Seller Date</p>
<p><small>Authentication</small> <u>Melissa M Roddewig</u> <u>05/15/2023</u> Buyer Date</p>	<p><small>Authentication</small> _____ Seller Date</p>