

202307250071

07/25/2023 03:31 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:
Zinzi Nandi Konig and Rolf Konig
308 F and S Grade Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237402
Jul 25 2023
Amount Paid \$6805.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
620054186

Escrow No.: 620054186

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond L. Cook and Carol J. Cook, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Zinzi Konig and Rolf Konig ,Wife and Husband

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. 17 & PTN. 16, BLK 1, WEST ADDN TO WOOLLEY

Tax Parcel Number(s): P77375 / 4176-001-017-0116

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 11, 2023

Raymond L. Cook
Raymond L. Cook

Carol J. Cook
Carol J. Cook

State of Washington

County of Skagit

This record was acknowledged before me on 7-18-2023 by Raymond L. Cook and Carol J. Cook.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

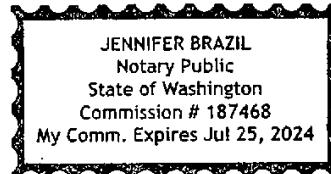


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P77375 / 4176-001-017-0116

THE WEST HALF OF LOT 16 AND ALL OF LOT 17, BLOCK 1, WEST ADDITION TO WOOLLEY, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 17, LYING WEST OF THE BOUNDARY LINE BETWEEN LOTS 5 AND 6 OF SAID BLOCK 1, EXTENDED SOUTH THROUGH SAID LOT 17.

TOGETHER WITH THAT PORTION OF UNNAMED 40 FOOT STREET AND THAT PORTION OF WALDRON STREET LYING SOUTH OF, AND ADJOINING TO THE WEST HALF OF LOT 16, AND THAT PORTION OF LOT 17, LYING EASTERLY OF THE SOUTHERLY EXTENSION OF THE BOUNDARY LINE BETWEEN LOTS 5 AND 6, ALL IN BLOCK 1, WEST ADDITION TO WOOLLEY, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND NORTHERLY OF THE OLD FAIRHAVEN AND SOUTHERN RAILROAD GRADE AS DEEDED TO THE CITY OF SEDRO WOOLLEY, BY DEED RECORDED APRIL 18, 1966, UNDER AUDITOR'S FILE NO. 681571, AND BOUNDED ON THE WEST SIDE BY THE WEST LINE OF SAID LOT 17 EXTENDED SOUTHERLY TO THE NORTH LINE OF SAID RAILROAD GRADE, AND ON THE EAST BY THE CENTERLINE OF SAID LOT 16 EXTENDED SOUTHERLY TO THE NORTH LINE OF SAID RAILROAD GRADE.

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 West Addition to the Town of Woolley:

Recording No: Volume 2, Page 89

2. 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: 201003030084

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Sedro Woolley.

EXHIBIT "B"
Exceptions
(continued)

6. City, county or local improvement district assessments, if any.