

202311300064
11/30/2023 01:22 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:
Ruth Thompson
1011 Calkin Place
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2023 8898
NOV 30 2023
Amount Paid \$ 6867.40
Skagit Co. Treasurer
By *[Signature]* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620055250

Escrow No.: 620055250

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ricard Patton Foye, ~~a married couple~~ and Andrew G. Johnson, *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 Ruth Thompson, an unmarried woman and Jeremy K.
Thompson, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 13, "WEDMORE ADDITION", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE
115, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT MINERAL RIGHTS AS
RESERVED IN DEED DATED FEBRUARY 6, 1906 AND RECORDED APRIL 30, 1906, IN
VOLUME 63 OF DEEDS, PAGE 175.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P77568 / 4178-000-013-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 11/15/2023

Ricard Patton Foye
Ricard Patton Foye
Andrew G. Johnson
Andrew G. Johnson

State of Washington

County of SKagit

This record was acknowledged before me on November 15, 2023 by Ricard Patton Foye and Andrew G. Johnson.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

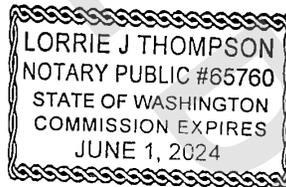


EXHIBIT "A"
Exceptions

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 Wedmore Addition:

Recording No: 749506

2. 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: April 30, 1906
Recording No.: 56908

3. 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: May 5, 1971
Recording No.: 752197

Amended by instrument:

Recording Date: February 1, 1972
Recording No.: 763612

4. Skagit County Right to Manage Natural Resource Lands Disclosure and the terms and conditions thereof:

Recording Date: April 21, 2017
Recording No.: 201704210101

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

EXHIBIT "A"Exceptions
(continued)

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