

202404150046

04/15/2024 11:49 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Daniel J. Sedano
1221 State Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240246
Apr 15 2024
Amount Paid \$1285.00
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.: 620055950

CHICAGO TITLE
6200 55950

STATUTORY WARRANTY DEED

THE GRANTOR(S) Martin L. Apt and Lydia M. Apt, 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 Daniel J. Sedano, unmarried

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 S 1/3 N1/2 SE 1/4 NW 1/4, SEC 30-35-6E, W.M.

Tax Parcel Number(s): P42084 / 350630-2-002-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 4/12/24

Martin L. Apt
Martin L. Apt

Lydia M. Apt

State of _____

County of _____

This record was acknowledged before me on _____ by Lydia M. Apt.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of Washington
County of Skagit

This record was acknowledged before me on 4/12/24 by Martin L. Apt.

Heather M. Yarbrough
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 11/2/24



STATUTORY WARRANTY DEED
(continued)

Dated: 4/12/24

Martin L. Apt

Lydia M. Apt

State of NEVADA

County of CLARK

This record was acknowledged before me on April 12, 2024 by Lydia M. Apt.

Joshua Carlos
(Signature of notary public)
Notary Public in and for the State of NEVADA
My appointment expires: 5/9/2027



State of _____

County of _____

This record was acknowledged before me on _____ by Martin L. Apt.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P42084 / 350630-2-002-0001

THAT PORTION OF THE SOUTH 1/3, AS MEASURED ALONG THE WEST LINE THEREOF, OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE W.M., LYING WESTERLY OF THE CENTERLINE OF THAT CERTAIN ROAD EASEMENT AS DESCRIBED IN DECLARATION OF EASEMENT RECORDED MAY 19, 1970, UNDER RECORDING NO. 739124;

EXCEPT THE NORTH 35 FEET OF SAID SOUTH 1/3.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT 60 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITIES AS MORE FULLY SET FORTH UNDER THOSE CERTAIN DECLARATION OF EASEMENTS RECORDED APRIL 29, 1970 AND MAY 19, 1970, UNDER RECORDING NO. 738432 AND RECORDING NO. 739124, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Present and Future Owners
Purpose:	Ingress, egress and installation of utilities
Recording Date:	April 29, 1970
Recording No.:	738432
Recording Date:	May 19, 1970
Recording No.:	739124
Affects:	Portion of said premises

2. Provision in Instrument and the terms and conditions thereof:

Recording Date:	May 12, 1972
Recording No.:	768213

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:	200205300251
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4. Joint use and maintenance agreement and the terms and conditions thereof:

Recording Date:	July 1, 2005
Recording No.:	200507010036

5. Skagit County Planning & Development Services, Lot of Record Certification and the terms and conditions thereof:

Recording Date:	November 18, 2005
Recording No.:	200511180007

6. 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:	202010300252
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EXHIBIT "B"Exceptions
(continued)

7. 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."

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