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04/30/2024 02:41 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Chris Chambers
C & J Chambers Investments LLC
633 Jameson St
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240442

Apr 30 2024

Amount Paid \$7365.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE
620055214

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055214

STATUTORY WARRANTY DEED

THE GRANTOR(S) Three T's Enterprises LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to C & J Chambers Investments LLC, a Washington limited liability
company

the following described real estate, situated in the County of Skagit, State of Washington:

South 33 feet of Lots 9, 10 and 11, Block 6, WOOLLEY, THE HUB OF SKAGIT COUNTY,
WASHINGTON, according to the plat thereof recorded in Volume 2 of Plats, page 92, records of
Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P77482 / 4177-006-011-0102

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 4/25/2024

Three T's Enterprises LLC

BY: [Signature]
Luke Beebe
Member

State of WASHINGTON

County of OKANAGAN

This record was acknowledged before me on 4/25/24 by Luke Beebe as
Member of Three T's Enterprises LLC.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA.
My appointment expires: 10/29/26



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 Woolley, The Hub of Skagit County:

Recording No: Volume 2, page 92

2. Agreement, including the terms and conditions thereof; entered into;

By: Union Mercantile Company
And Between: Arthur C. Seidell, a widower
Recording Date: August 19, 1911
Recording No.: 86187
Providing: Joint use of wall

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. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
5. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration

EXHIBIT "A"
Exceptions
(continued)

of the terms.

6. Assessments, if any, levied by City of Sedro Woolley.
7. City, county or local improvement district assessments, if any.