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08/06/2024 10:48 AM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

**When recorded return to:**  
Richard J.M. Brotzel  
521 Nelson Street  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241672

Aug 06 2024

Amount Paid \$8850.00  
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

**CHICAGO TITLE**

620056832

Escrow No.: 620056832

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua R. McLaughlin and Nicole C. McLaughlin, 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 Richard J.M. Brotzel, an unmarried person and Karri L. Wilson,  
an unmarried person

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 LT 5 & 7, ALL LT 6, BLK 3, PLAT OF THE TOWN OF SEDRO

Tax Parcel Number(s): P75281 / 4149-003-007-0001

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 07/25/2024

[Signature]  
Joshua R. McLaughlin

[Signature]  
Nicole C. McLaughlin

State of Washington  
County of Skagit

This record was acknowledged before me on July 25, 2024 by Joshua R. McLaughlin and Nicole C. McLaughlin.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 7-25-2028

JENNIFER BRAZIL  
Notary Public  
State of Washington  
Commission # 187468  
My Comm. Expires Jul 25, 2028

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P75281 / 4149-003-007-0001**

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LOT 5, EXCEPT THE WEST 30 FEET THEREOF, ALL OF LOT 6 AND LOT 7 EXCEPT THE EAST 10 FEET THEREOF, BLOCK 3, PLAT OF THE TOWN OF SEDRO, SKAGIT COUNTY, W.T., AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Certificate for Ordinance No. 1221-95 and the terms and conditions thereof:

Recording Date: February 23, 1995  
Recording No.: 9502230028

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 the Plat of Town of Sedro:

Recording No: Volume 1, Page 17

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

4. 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."

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

