

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20241827
Date 08/20/2024

After Recording Mail To:
Andrew C. Schuh
Skagit Law Group, PLLC
PO Box 336
Mount Vernon, WA 98273

BARGAIN AND SALE DEED

THE GRANTOR, Kathy J. Parish, an unmarried person, in consideration of \$10.00, in hand paid, bargains, sells, and conveys to Kathy J. Parish as Trustee of The Kathy J. Parish Revocable Trust, dated July 29, 2024, the following described estate, situated in the County of Skagit, State of Washington.

THE SOUTH 10 FEET OF LOT 14, AND ALL OF LOTS 15 AND 16, BLOCK 19, REPLAT OF THE JUNCTION ADDITION TO SEDRO, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Parcel No. P76735/4166-019-016-0012

Subject to:

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

The Grantor for himself/herself and for his/her successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, though, or under said Grantor and not otherwise, he/she will forever warrant and defend the said described real estate.

Dated: July 29, 2024

Kathy J. Parish
Kathy J. Parish

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Kathy J. Parish is the person who appeared before me, acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes in the instrument.

DATED: July 29, 2024

ACS

, Notary Public

ANDREW C. SCHUH

My commission expires: 1/29/26

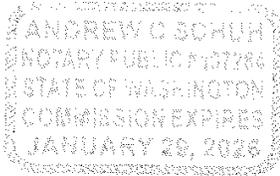


EXHIBIT "A"
Exceptions

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 Replat of Junction Addition to Sedro:

Recording No: 54952

2. 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 ¼ 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 Natural Resource Lands, and are 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."

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