

When recorded return to:
Elizabeth Rankin and Spencer Patrick Duffy
428 Fidalgo Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242181

Sep 17 2024

Amount Paid \$9740.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057146

CHICAGO TITLE
Le 20057146

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jesse Carman, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Elizabeth Rankin and Spencer Patrick Duffy, a married couple

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

LOTS 13 AND 14, BLOCK 14, TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 1 OF PLATS, PAGE 17, 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): P75445 / 4149-014-014-0009

Subject to:

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


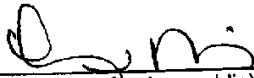
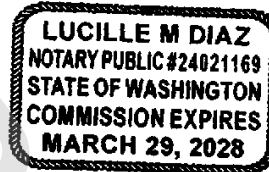
STATUTORY WARRANTY DEED
(continued)Dated: 9/16/24
Jesse Carman
Holly Inez Carman, spouse of Jesse CarmanState of WashingtonCounty of SkagitThis record was acknowledged before me on 9-16-24 by Jesse Carman and
Holly Inez Carman.
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 3-21-28

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 Town of Sedro:

Recording No: Volume 1, Page 17

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: May 22, 2019
Recording No.: 201905220006
Matters shown: Fence lines

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.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 19th 2024
between Elizabeth Rankin Spencer Duffy ("Buyer")
Buyer Buyer
and Jesse Carman ("Seller")
Seller Seller
concerning 428 Fidalgo St Sedro Woolley WA 98284 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator
Elizabeth Rankin 08/19/24
Buyer Date

Authenticator
Jesse Carman 07/06/2024
Seller Date

Authenticator
SPENCER DUFFY 08/19/24
Buyer Date

Seller Date