

202411150066

11/15/2024 02:44 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:
Luis Gonzalez
1718 7th Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242956
Nov 15 2024
Amount Paid \$7925.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title
620057277

Escrow No.: 245467040

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory Louis Rose and Allyson Grace Rose, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Luis Gonzalez, an unmarried man and Teresa Botts, an unmarried woman

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

THE EAST 25 FEET OF LOT 16, AND ALL OF LOTS 17 AND 18, BLOCK 103, "PLAT OF THE TOWN OF SEDRO, SKAGIT COUNTY, W.T.", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE NORTH 55 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P76207, 4152-103-018-0109

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of THE TOWN OF SEDRO, SKAGIT COUNTY, W.T.:

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

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."

STATUTORY WARRANTY DEED
(continued)

Dated: 11/12/24

Gregory Louis Rose
Gregory Louis Rose

Allyson Grace Rose
Allyson Grace Rose

State of Alaska
County of Kodiak

This record was acknowledged before me on 11/12/24 by Gregory Louis Rose and Allyson Grace Rose.

Joyce K Gregory
(Signature of notary public)
Notary Public in and for the State of ALASKA
My commission expires: 6/29/27

Joyce K Gregory
Notary Public State of Alaska
Commission Number 230629001
My Commission Expires 6/29/2027