

202411180081

11/18/2024 01:52 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Jacob Willard
425 Bennett Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242981
Nov 18 2024
Amount Paid \$7005.00
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.: 620057714

CHICAGO TITLE

620057714

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard A Parker, a married person and Julia M Johnson, a married person and Vickie J Childers, an unmarried person and Kellie A Kerr, a married person, each as their 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 Jacob Willard, an unmarried person

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

LOT 7, BLOCK 11, PLAT OF 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): P75391 / 4149-011-007-0004

Subject to:

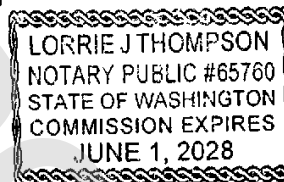
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

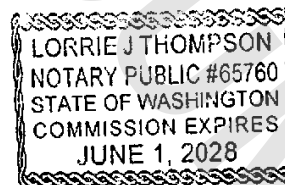
(continued)

Dated: 11-15-24Richard A Parker
Richard A ParkerJulia M Johnson
Julia M JohnsonVickie J Childers
Vickie J ChildersKellie A Kerr
Kellie A KerrState of WashingtonCounty of SkagitThis record was acknowledged before me on November 15, 2024 by Richard A Parker.Lorrie J Thompson

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028State of WashingtonCounty of SkagitThis record was acknowledged before me on November 15, 2024 by Julia M Johnson.Lorrie J Thompson

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

STATUTORY WARRANTY DEED

(continued)

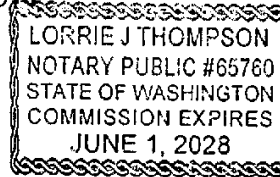
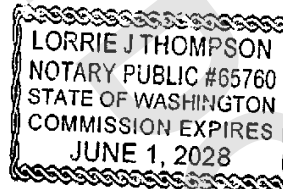
State of WashingtonCounty of SnohomishThis record was acknowledged before me on November 15, 2024 by Vickie J Childers.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028State of WashingtonCounty of SnohomishThis record was acknowledged before me on November 15, 2024 by Kellie A Kerr.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 the Town of Sedro:

Recording No: Volume 1, Page 17

2. Ordinance and the terms and conditions thereof:

Recording Date: February 23, 1995

Recording No.: 9502230028

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.
7. 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 of the terms.

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 November 01, 2024
between Jacob Willard ("Buyer")
Buyer Buyer
and Parker ("Seller")
Seller Seller
concerning 425 Bennett Street 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.

Authenticate
Jacob Willard 11/01/2024
Buyer Date

Authenticate Authenticate
Richard A Parker 11/02/24 Julia M Johnson 11/02/24
Seller Date

Authenticate
Buyer Date

Authenticate Authenticate
Vickie J Childers 11/02/24 Kellie A Kerr 11/02/24
Seller Date