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:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620057714

CHICAGO TITLE

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 (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 1

WA-CT-FNRV-02150.620019-620057714

STATUTORY WARRANTY DEED

(continued)

Dated: 11-15-24
Richard A Parker
Niciala A Falkei
1. 16 M Johnson
Juliá M Johnson
Vickje J Childers
Kellei A Kerr
Kellie A Kerr
State of WAShington
County of SKAGIT
This record was acknowledged before me on November 15, 204 by Richard A Parker.
Torrie I Thompson
(Signature of notary public) Notary Public in and for the State of Washing to Washing t
My appointment expires: $\omega - 1 - 2 \wedge 3 \times 2 \times 3 \times$
NOTARY PUBLIC #65760 V
♠ COMMISSION EXPIRES (§
State of Washing to N JUNE 1, 2028
County of Skagit
This record was acknowledged before me on November 15 2024 by Julia M Johnson.
This record was acknowledged before me on The record was acknowledged before the record was acknowledged by the record was acknowl
noviel Thompson
(Signature of notary public) Notary Public in and for the State of WAShing to N
Mu annaintment aunites: / /= 3/02/3 !/ WXXXXXXXXXXX
W LORRIE J HOMPSON W
NOTARY PUBLIC #65760 NOTARY PU
♦ COMMISSION EXPIRES
JUNE 1, 2028

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit
This record was acknowledged before me on November 15 2024 by Vickie J Childer
Jonie Johnmon.
(Signature of notary public) Notary Public in and for the State of WAShing To Assess Sesses
My appointment expires: 6 −1 − 2028 LORRIE J THOMPSON
∜ NOTARY PUBLIC #65760 ∜ STATE OF WASHINGTON ₩
State of Washington JUNE 1, 2028
County of Sugart
This record was acknowledged before me on November 15, 2024 by Kellie A Kerr.
Jorrie Johnson
(Signature of notary public) Notary Public in and the the State of 1/2 A Shi 2 (1 + CN)
(Signature of notary public) Notary Public in and for the State of WAShington My appointment expires: 6-1-2028

LORRIE J THOMPSON
NOTARY PUBLIC #65760
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 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

- 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.
- 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.

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

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

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

The following is part of the Purchase and Sale Agreement dated November 01, 2024

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

between	Jacob Willard				("Buyer")	("Buyer")	
	Buyer		Buyer		,		
and	Parker		Seler	("Seller")			
concernir		ett Street	Sedro Woolley	WA 98284 State Zip	(the "Property")		
Resource I la k c c n e n a	e Lands Disclosure and or designa ong-term comn commercial act on-resource us may arise from extraction with noise, and odor as a priority us	ne Property may be source, Skagit County Codapplies to parcels desisted or within 1/4 mile of nercial significance in Sivities occur or may ocses and may be inconvine use of chemicals; associated activities, v. Skagit County has este on designated Naturicept such incompatibili	de section 14,38, where the section 14,38, where the section 14,38, where the section 14,38, which cocasionally captains the section of the section 14,38, which cocasionally captains 14,38, which cocasionally captains 14,38, which cocasionally captains 14,38, which captains	nile of designate st or mineral res riety of Natural F at may not be o comfort to area pruning, harvest generates traffic ource managem and area reside	d agricultural - source lands of Resource Land ompatible with residents. This ting or mineral , dust, smoke, lent operations ents should be		
A ir n	Management Portion the case of including extraction increases. If you	rat Resource Land op- ractices and local, State mineral lands, applica- tion, washing, crushing ou are adjacent to open designated NR Land	e, and Federal law. ation might be mad , stockpiling, blastin- designated NR La	le for mining-rel g, transporting a	lated activities nd recycling of		
Seller an Auditor's	nd Buyer autho office in conjur	orize and direct the Conction with the deed con	losing Agent to red eveying the Property	cord this Disclos	sure with the County		
— Authensius Jacob	Willard	11/01/2024	Richard A	Parker 11/02/	124 Julia M Johnson	11/02/24	
Buyer		Date	Seller		Date		
			Vickie] Chil	ders 11/02/24	Kellie A Kerr	11/02/24	
Buyer		Date	Seller		Date		