

**When recorded return to:**  
Thomas Allen  
6826 64th Dr NE  
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20251923  
Jun 20 2025  
Amount Paid \$8494.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Chicago Title  
620058758

Escrow No.: 620058758

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mollie Catherine Irwin, who acquired title as Mollie Catherine Epperson and Warren Stuart Epperson, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Thomas Allen, a single man

the following described real estate, situated in the County of Skagit, State of Washington:  
LOTS 6, 7, 8 & 9, BLOCK 17, 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.

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

Tax Parcel Number(s): P76705/4166-017-009-0015

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 06/14/2025

M Catherine Irwin

Mollie Catherine Irwin

Warren Stuart Epperson

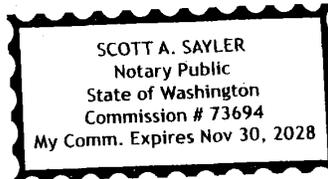
State of Washington

County of Snohomish

This record was acknowledged before me on June 14, 2025 by Mollie Catherine Irwin.

Scott A. Sayler

(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 11/30/28



State of Washington

County of Snohomish

This record was acknowledged before me on June 16, 2025 by Warren Stuart Epperson.

Jana K Quinn

(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 06/29/2027



**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 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."

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