

When recorded return to:
Lucy Lotto and Robert Espe
703 316th St NE
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251927

Jun 20 2025

Amount Paid \$5925.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.

Escrow No.: 620058595

Le 20058595

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven Lane Self, Personal Representative of the Estate of Sharon Joanne Self
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Lucy Lotto and Robert Espe, a married couple

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

THE WEST HALF OF LOT 8, ALL OF LOTS 9, 10, 11 AND 12, AND THE WEST HALF OF LOT
13, ALL IN BLOCK 114, "PLAT OF THE TOWN OF SEDRO", ACCORDING TO THE RECORDED
PLAT THEREOF IN THE OFFICE OF THE AUDITOR OF SAID SKAGIT COUNTY IN VOLUME 1
OF PLATS, PAGE 18, 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): P76282 / 4152-114-013-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 6-3-2025

Estate of Sharon Joanne Self

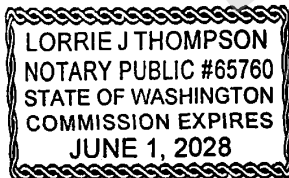
BY: Steven Lane Self
Steven Lane Self
Personal RepresentativeState of WashingtonCounty of SKAGITThis record was acknowledged before me on June 3, 2025 by Steven Lane Self as
Personal Representative of Estate of Sharon Joanne Self.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

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 PLAT OF THE TOWN OF SEDRO, SKAGIT COUNTY, W.T:

Recording No: Volume 1, Page 18

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Sedro Woolley
Purpose: Ditch and drainage system
Recording Date: April 20, 1964
Recording No.: 649375

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. The property herein described is carried on the tax rolls as partially exempt under a Senior Citizen's exemption and the assessed values have been "frozen." If said taxes are not paid prior to the sale by or death of the qualifying taxpayer, the exemption will be disallowed, the

EXHIBIT "A"Exceptions
(continued)

assessed value will be adjusted and the full tax amount for the current and/or prior years, if any, will be due:

Levy Code: 1335

Estimated amount of tax without exemption, including special taxes and charges: \$2,812.23

6. City, county or local improvement district assessments, if any.