

When recorded return to:

Bay Wakefield Georgen and Nina Georgen
423 Talcott St
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252082

Jul 02 2025

Amount Paid \$10763.50
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

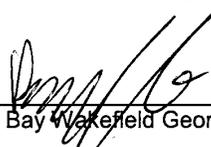
Chicago Title
620058998

Escrow No.: 245471735

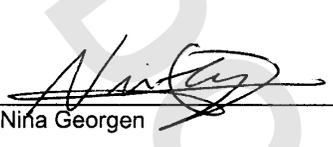
STATUTORY WARRANTY DEED

THE GRANTOR(S) Benjamin Abbott Scott and Jennifer A Abbott Scott, a married couple 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 Bay Wakefield Georgen and Nina Georgen, husband and wife as joint tenants with right of survivorship

The grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with right of survivorship,



Bay Wakefield Georgen



Nina Georgen

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

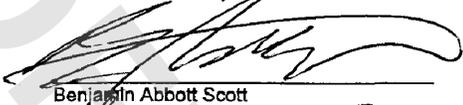
Abbreviated Legal: LT 6 AND PTN LT 7, BLK 59, FIRST ADDN TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON

Tax Parcel Number(s): 4150-059-007-0009, 75952

Subject to: Please see attached Exhibit "B for Special Exceptions

STATUTORY WARRANTY DEED
Exhibit "A"

Dated: 7/1/2025



Benjamin Abbott Scott



Jennifer A. Abbott Scott

State of Idaho

County of Kootenai

This record was acknowledged before me on 7-1-2025 by Benjamin Abbott Scott and Jennifer A Abbott Scott.

Chas
(Signature of notary public)
Notary Public in and for the State of Idaho
My appointment expires: 7-2-2028

CHALI GREGORY
Notary Public - State of Idaho
Commission Number 22560
My Commission Expires 07-02-2028

STATUTORY WARRANTY DEED

LOT 6 AND THE WEST 1/2 OF LOT 7, BLOCK 59, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

STATUTORY WARRANTY DEED**SPECIAL 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 the Plat of First Addition to the Town of Sedro in Skagit County Washington:

Recording No: 1889
2. Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995
Recording No.: 9502230028

Recording Date: April 4, 2005
Recording No.: 200504040073
3. 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."
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.