

When recorded return to:
Victoria Griffin and Sean Griffin
22785 Rallye Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252397
Jul 28 2025
Amount Paid \$20402.20
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
620059559

Escrow No.: 620059559

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert D Guffie and Angela M Guffie, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Victoria Griffin and Sean Griffin, a married couple and Gene
Griffin, an unmarried person

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

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

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

LT. 4, SP NO. 96-0028, REC NO. 9911050074 AND PTN SE 1/4 SE 1/4 SEC 14-35-4E, W.M

Tax Parcel Number(s): P115990/350414-4-029-0300

Subject to:

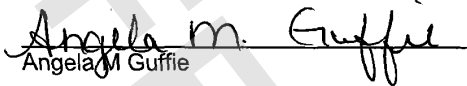
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

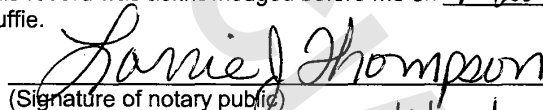
Dated: July 23, 2025



Robert D Guffie



Angela M Guffie

State of Washington
County of SKagitThis record was acknowledged before me on 7-23-2025 by Robert D Guffie and Angela M Guffie.

(Signature of notary public)

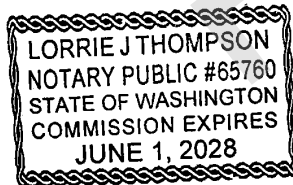
Notary Public in and for the State of WashingtonMy commission expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P115990/350414-4-029-0300

LOT 4 OF SKAGIT COUNTY SHORT PLAT NO. 96-0028, AS APPROVED NOVEMBER 1, 1999, AND RECORDED NOVEMBER 5, 1999, UNDER AUDITOR'S FILE NO. 199911050074, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AS SHOWN ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 96 0028, AS APPROVED NOVEMBER 1, 1999, AND RECORDED NOVEMBER 5, 1999, UNDER AUDITOR'S FILE NO. 199911050074, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, AND AS DECLARED IN THAT INSTRUMENT RECORDED NOVEMBER 5, 1999, UNDER AUDITOR'S FILE NO. 199911050075, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Granted to:	Future Owners and lots in said short plat
Purpose:	Ingress, egress and Utilities
Recording Date:	November 5, 1999
Recording No.:	199911050075
Affects:	As described
2. 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 SHORT PLAT 96-0028:

Recording No: 9911050074
3. Accessory Dwelling Unit and the terms and conditions thereof:

Recording Date: January 20, 2004
Recording No.: 200401200013
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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "B"

Exceptions
(continued)

thereof; Indian treaty or aboriginal rights.

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

John L. Scott
REAL ESTATE

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 June 28, 2025
between Victoria Griffin Sean Griffin Gene Griffin ("Buyer")
and Robert D Guffie Angela M Guffie ("Seller")
concerning 22785 Rallye Ln 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.

Authenticsign
Victoria Griffin 06/28/25
Buyer Date

[Signature] 4-3-25
Seller Date

Authenticsign
Sean Griffin 06/28/25
Buyer Date

Angie Guffie 4-3-25
Seller Date

Authenticsign
Gene Griffin 06/28/25