

**When recorded return to:**  
Aaron Duncan and Blair Duncan  
900 Talcott Street  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20253030  
Sep 15 2025  
Amount Paid \$6485.00  
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

Escrow No.: 620059607

**CHICAGO TITLE**  
620059607  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ashley M. Neff, an unmarried person and Kevin Neff, an unmarried person for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Aaron Duncan and Blair Duncan, a married couple

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.)

PTN LT 19 & ALL LT 20, BLK 42, "FIRST ADDN TO THE TOWN OF SEDRO"

Tax Parcel Number(s): P75813 / 4150-042-020-0008

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 9-9-25

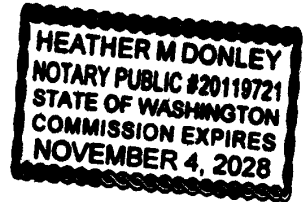
*Ashley Neff*  
Ashley Neff

*Kevin Neff*  
Kevin Neff

State of Washington  
County of Skagit

This record was acknowledged before me on September 9, 2025 by Ashley Neff.

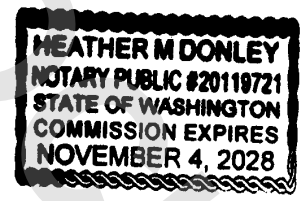
*Heather M Donley*  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 11-4-2028



State of Washington  
County of Skagit

This record was acknowledged before me on September 9, 2025 by Kevin Neff.

*Heather M Donley*  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 11-4-2028



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P75813 / 4150-042-020-0008**

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THE WEST 1/2 OF LOT 19 AND ALL OF LOT 20, BLOCK 42, 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.

**EXHIBIT "B"**  
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:

Recording No: Volume 3, Page 29

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. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by Sedro Woolley.