

When recorded return to:

Armando Perez
AP Real Estate Financial Services LLC
3228 Martin Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249366

Jan 19 2024

Amount Paid \$2971.59
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055119

CHICAGO TITLE CO.

620055119

STATUTORY WARRANTY DEED

THE GRANTOR(S) Duane H Anderson, an unmarried person and Amy Anderson, who acquired title as Amy Yates, 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 AP Real Estate Financial Services LLC, a Delaware limited liability company

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

LOTS 7 AND 8 AND THE WEST HALF OF LOT 9, BLOCK 4, PLAT OF TOWN OF SEDRO,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 17,
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): P75297 /4149-004-009-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 1/18/24

Duane H Anderson

Amy Anderson
Amy Anderson

State of _____

County of _____

This record was acknowledged before me on _____ by Duane H Anderson.

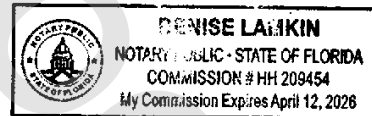
(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of Florida

County of Dade

This record was acknowledged before me on 01/18/2024 by Amy Anderson.

Denise Lakin
(Signature of notary public)
Notary Public in and for the State of Florida
My appointment expires: 04/12/2026



STATUTORY WARRANTY DEED
(continued)

Dated: 1 19 2024

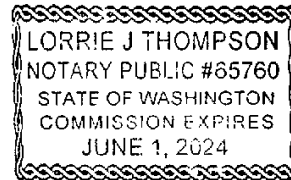
Duane H Anderson
Duane H Anderson

Amy Anderson

State of Washington
County of Skagit

This record was acknowledged before me on JANUARY 18, 2024 by Duane H Anderson.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024



State of _____

County of _____

This record was acknowledged before me on _____ by Amy Anderson.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

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 the Plat of Town of Sedro:

Recording No: Volume 1, Page 17
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 City of Sedro Woolley.
6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.