



201608250047

Skagit County Auditor

\$76.00

8/25/2016 Page

1 of

4 2:12PM

When recorded return to:

Klaye M. Kitchen and Nicole Kitchen
8410 Myer Avenue
Lyman, WA 98263

CHICAGO TITLE

020027186

STATUTORY WARRANTY DEED

THE GRANTOR(S) Odeh H. El Smeirat and Judith A. El Smeirat, Husband and Wife

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 Klaye M. Kitchen and Nicole Kitchen, husband and wife

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

Lot 4, Skagit County Short Plat No. 96-016, approved November 14, 1996, and recorded November 20, 1996, in Volume 12 of Short Plats, Page 160, under Auditor's File No. 9611200005, records of Skagit County, Washington, being a portion of Lot 4, Skagit County Short Plat No. 58-79, approved August 1, 1979, and recorded November 17, 1979, in Volume 3 of Short Plats, Page 165, under Auditor's File No. 7908170008, records of Skagit County, Washington, being a portion of the Southeast quarter of the Northeast quarter of Section 17, Township 35 North, Range 7 East of W.M.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P109932/350717-1-009-0700

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 3737

AUG 25 2016

Subject to:

See Attached Exhibit A and by this reference made a part hereof.

Amount Paid \$7214.⁴

Skagit Co. Treasurer

By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 9, 2016

Odeh H. El Smeirat
Odeh H. El Smeirat

J. El Smeirat
Judith A. El Smeirat

State of WASHINGTON
County of WHATCOM

I certify that I know or have satisfactory evidence that Odeh H. El Smeirat and Judith A. El Smeirat are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Aug 17 / 2016

Karyn M. Brandt
Name: KARYN M. BRANDT
Notary Public in and for the State of WA
Residing at: BELLINGHAM WA
My appointment expires: NOV. 5, 2017

KARYN M. BRANDT
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
11-05-17

EXHIBIT A

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Skagit County Short Plat No. 58-79:

Recording No: 7908170008

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 No. 96-016:

Recording No: 9611200005

Agreement Road Maintenance and Declaration of Limited Covenants

Executed by: Steven and Sonja Horstetter
Recording Date: November 20, 1996
Recording No.: 9611200057

A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$182,200.00
Dated: June 2, 2011
Trustor/Grantor: Odeh H. El Smeirat and Judith A. El Smeirat, husband and wife
Trustee: T.D. Escrow Services, inc. dba Service Company
Beneficiary: Mortgage Electronic Registration Systems Inc. as nominee for Home Loan Center Inc, dba LendingTree Loans
Recording Date: June 20, 2011
Recording No.: 201106200109

A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$104,292.00
Dated: April 25, 2012
Trustor/Grantor: Odeh H. El Smeirat and Judith A. El Smeirat, husband and wife
Trustee: Regional Trustee Services Corporation
Beneficiary: Boeing Employees' Credit Union
Recording Date: May 2, 2012
Recording No.: 201205020032

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

Assessments, if any, levied by Skagit County Water District No. 1.

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.