

When recorded return to:
Todd A. Rickard and Lara D. Rickard
2900 27th Ave W
Seattle, WA 98199



201705040139
Skagit County Auditor
5/4/2017 Page 1 of 4 3:28PM \$76.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171917

MAY 04 2017

Amount Paid \$ 3405.00
Skagit Co. Treasurer
By *ML* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030758

CHICAGO TITLE
620030758

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric P. Blank and Beth A. Blank, 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 Todd A. Rickard and Lara D. Rickard, husband and wife

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

Lots 1 and 2, SKAGIT COUNTY SHORT PLAT NO. PL-12-0016, as approved May 16, 2012 and recorded May 17, 2012 under Auditor's File No. 201205170066, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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


Tax Parcel Number(s): P120795 / 330304-0-006-0100, P120796 / 330304-0-004-0400,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 21, 2017


Eric P. Blank


Beth A. Blank

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Eric P. Blank and Beth A. Blank 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:

May 4, 2017.


Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: HYLINGTON
My appointment expires: 10/27/2018

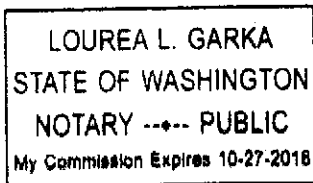


EXHIBIT "A"

Exceptions

1. Reservation contained in deed from Joe Niderost dated November 24, 1944 and recorded under Auditor's File No. 376176, of the North 16 feet of Lot 3 and the East Half of Lot 4 for private road purposes.
2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 15, 2003

Recording No.: 200304150220

As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot:

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 18, 2003

Recording No.: 200307180023

Matters shown: Fence

4. 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. PL-12-0016:

Recording No: 201205170066

5. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: May 17, 2012

Recording No.: 201205170067

6. Protected Critical Area Easement and the terms and conditions thereof

Recording Date: May 17, 2012

Recording No.: 201205170068

EXHIBIT "A"

Exceptions (continued)

7. 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."

8. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: December 22, 1971
Recording No.: 762171

Continued:
Recording Date: July 1, 2003
Recording No.: 200307010033

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

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