


When recorded return to:
Romeo N. Ubungen
UMAAMO Estates LLC
3022 Withers Pl
Mount Vernon, WA 98274


201711290083
Skagit County Auditor
11/29/2017 Page 1 of 7 11:32AM \$80.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033032

CHICAGO TITLE
020033032

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey W. Kraus, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to UMAAMO Estates LLC, a Washington limited liability company

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.)

Lot(s): B Skagit County Short Plat No 99-0018

Tax Parcel Number(s): P107941 / 350513-2-002-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175536
NOV 29 2017

Amount Paid \$10,346.32
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 22, 2017

Jeffrey W. Kraus
Jeffrey W. Kraus

Amy Kraus
Amy Kraus

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey W. Kraus and Amy Kraus 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: November 28, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snodgrass co
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --o-- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P107941 / 350513-2-002-0100

PARCEL A:

Lot B of SKAGIT COUNTY SHORT PLAT NO. 99-0018, approved December 14, 1999, recorded December 14, 1999, as Auditor's File No. 199912140098, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 13, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities, over and across the existing driveway located on and as shown on Lot C of Skagit County Short Plat No. 99-0018, approved December 14, 1999, recorded December 14, 1999, as Auditor's File No. 199912140098, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 13, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 18, 1986
Auditor's No(s): 8611180010, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement and Road Maintenance Agreement, including the terms and conditions thereof, declared by instrument;
Recorded: February 21, 1989
Auditor's No.: 8902210090, records of Skagit County, Washington
In favor of: Various Lot Owners
For: Ingress, egress and utilities
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 18, 1986
Auditor's No(s): 8611180008, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Terms and Conditions of Water Service Agreements;
Recorded: October 16, 1995, December 11, 1998, March 19, 1999, and March 13, 2000
Auditor's Nos.: 9510160113, 9812110095, 9903190067, and 200003130099, records of Skagit County, Washington
5. 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 99-018
:

Recording No: 199912140098

EXHIBIT "B"

Exceptions (continued)

6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 20, 2001
Auditor's No(s): 200103200046, records of Skagit County, Washington
In favor of: Paul Schweikert III, Trustee of the Schweikert Family Trust, dated March 18, 1999
For: Installation, maintenance, and operation of drainfield facilities
Affects: Parcel B
7. Terms and Conditions of an instrument titled, "Title Notification Property Adjacent to Designated Natural Resource Lands";
Recorded: May 4, 1999
Auditor's No.: 9905040099, records of Skagit County, Washington
8. Terms and Conditions of an instrument titled, "Protected Critical Area";
Recorded: May 12, 1999
Auditor's No.: 9905120052, records of Skagit County, Washington
9. Easement and Agreement, including the terms and conditions thereof; entered into;
By: Paul Schweikert and Elizabeth Schweikert
And Between: Skagit County
Recorded: December 14, 1999
Auditor's No.: 199912140099, records of Skagit County, Washington
Providing: Protected Critical Area Easement Agreement
Affects: Parcel B
10. Terms and Conditions of an instrument titled; "Open Space Agreement";
Recorded: December 14, 1999
Auditor's No.: 199912140100, records of Skagit County, Washington
Affects: Parcel B
11. Agreement, including the terms and conditions thereof; entered into;
By: Schweikert Family Trust, Paul Schweikert III
And Between: Stanton Industries Inc.
Recorded: April 23, 2001
Auditor's No.: 200104230167, records of Skagit County, Washington
Providing: Operation and Maintenance of an alternative method of sewage treatment

Affects: Parcel A

EXHIBIT "B"

Exceptions (continued)

12. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
13. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: February 24, 1943
Auditor's No.: 359932, records of Skagit County, Washington
Executed By: Will B. Ellis, Treasurer of Skagit County, Washington
Affects: That portion of said premises lying within the North three-fourth of said Section 12
As Follows: Reserving all roads and railroad grades, if any, over and across above described lands
14. Exceptions and reservations as contained in instrument;
Recorded: April 16, 1991
Auditor's No.: 9104160086, records of Skagit County, Washington
Executed By: Puget Sound Power and Light Company

Said instrument is a re-recording of instrument (s);
Recorded: November 18, 1986
Auditor's File No(s): 8611180012, records of Skagit County, Washington
15. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: February 21, 1989
Auditor's No(s): 8902210090, records of Skagit County, Washington
Executed By: Nortep, a Washington General Partnership

EXHIBIT "B"

Exceptions
(continued)

AMENDED by instrument(s):

Recorded: July 20, 2006

Auditor's No(s): 200607200001, records of Skagit County, Washington

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