

When recorded return to:
Gabriel Graumann
P.O. Box 14954
Mill Creek, WA 98082



201804160155

POOR ORIGINAL

Skagit County Auditor \$78.00
4/16/2018 Page 1 of 5 3:25PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245400767

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018/520
APR 16 2018

Amount Paid \$ 4842.⁶⁰
Skagit Co. Treasurer

By *W. Straub* Deputy

CHICAGO TITLE
020034008

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel W. Straub and Martha C. Straub, 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 Gabriel Graumann, a married man as his separate estate

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

That portion of Government Lot 1 in Section 31, Township 35 North, Range 3 East, W.M., being a portion of vacated Blocks 18 and 19 of "PLAT OF BAY VIEW (McKenna & Elliott's 2nd Addition)", as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington, the Northerly line of which is the North line of said Blocks 18 and 19, the Southerly line of which is the centerline of "B" Street, the Easterly line of which is the centerline of 5th Street and the Westerly line of which is a line drawn parallel to said centerline of 5th Street and 355 feet Westerly therefrom;

TOGETHER WITH an easement for ingress, egress and utilities over and across the North 15 feet of the South 185 feet of that portion of said Government Lot 1 that lies Westerly of the above described tract and Northerly of the centerline of "B" Street and Easterly of the centerline of Second Street, as said streets are shown on said 'PLAT OF BAY VIEW (McKenna & Elliott's 2nd Addition)' and the Plat of "A. SEIGFRED'S FIRST PLAT OF BAY VIEW, PADILLA BAY", as per plat recorded in Volume 1 of Plats, page 3, records of Skagit County, Washington. Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P35075, 350331-0-011-0105

STATUTORY WARRANTY DEED
(continued)

Subject to:

Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: April 6, 2018

[Signature]
Daniel W. Straub

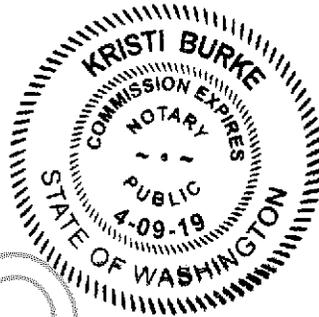
Martha C. Straub

State of WASHINGTON
County of Spokane

I certify that I know or have satisfactory evidence that Daniel W. Straub and Martha C. Straub 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: 4/12/18

Name: Kristi Burke
Notary Public in and for the State of Washington
Residing at: Spokane
My appointment expires: 4/9/19



UNRECORDED
STATUTORY WARRANTY DEED
DOCUMENT

STATUTORY WARRANTY DEED
(continued)

Subject to:

Exhibit "A" attached hereto and by this reference made a part hereof. Dated: April 6, 2018

Daniel W. Straub

Martha C. Straub

Martha C. Straub

State of WA
County of Stevenson

I certify that I know or have satisfactory evidence that Daniel W. Straub is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Martha C. Straub is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 12, 2018

Lourea L. Garka

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

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

**Statutory Warranty Deed
(continued)
EXHIBIT "A"**

Escrow No.: 245400767/620034008

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light
Purpose: Electric transmission and/or distribution lines
Recording Date: September 26, 1979
Recording No.: 7909260018

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Richard Stearns and Linda Stearns, husband and wife
Purpose: ingress, egress and utilities
Recording Date: October 2, 2007
Recording No.: 200710020050

Beneficial easement for water meter and water line and the maintenance thereof including the terms, covenants and provisions thereof

Recording Date: March 7, 2007
Recording No.: 200703070059

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

The following is part of the Purchase and Sale Agreement dated Feb 5, 2018
between Gabriel Graumann ("Buyer")
Buyer
and Daniel W Straub Martha C Straub ("Seller")
Seller
concerning 12579 C St Mount Vernon WA 98273 (the "Property")
Address City State Zip

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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
Gabriel Graumann 02/05/2018
Buyer 2/5/2018 5:38:36 PM PST Date

Authentisign
Daniel W Straub 11/16/2017
Seller 11/16/2017 6:21 PM PST Date

[Signature]
Buyer Date

[Signature] 11/16/17
Seller Date

