

When recorded return to:
Charles R Urbach
300 North Laventure
Mount Vernon, WA 98273



201806010098

06/01/2018 03:47 PM Pages: 1 of 5 Fees: \$78.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620034491

Escrow No.: 620034491

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raman Chopra and Sakshi Chopra, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as
part of an IRS 1031 Tax deferred Exchange
in hand paid, conveys, and warrants to Charles R Urbach, an unmarried person

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.)

Ptn Tract 6 PURCELL'S TRACTS

Tax Parcel Number(s): P54867/3770-000-006-0006,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182339
JUN 01 2018

Amount Paid \$ 4722.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 30, 2018

Raman Chopra
Raman Chopra
Sakshi Chopra
Sakshi Chopra

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Raman Chopra and Sakshi Chopra 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 31, 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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P54867/3770-000-006-0006

Tract 6, ASSESSORS PLAT OF PURCELL'S TRACTS, according to the plat thereof recorded in Volume 9 of Plats, page 105, records of Skagit County, Washington.

EXCEPT the West 10 feet thereof conveyed to the City of Mount Vernon by deed recorded August 5, 1987, under Auditor's File No. 8708050025, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: April 5, 1991
 Auditor's No(s): 9104050071, 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, including the terms and conditions thereof, granted by instrument(s);
 Recorded: July 13, 1955
 Auditor's No(s): 520831, records of Skagit County, Washington
 In favor of: Public Utility District No. 1
 For: Pipelines
 Affects: The West 10 feet of said premises

3. 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 ASSESSORS PLAT OF PURCELL'S TRACT:

 Recording No: 743016

4. 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."

EXHIBIT "B"

Exceptions
(continued)

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Mount Vernon.