

When recorded return to:
Derek Todd
12579 C Street
Mount Vernon, WA 98273



201806110115

06/11/2018 01:49 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 2503
JUN 11 2018

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245402262

Amount Paid \$ 6057.⁰⁰
Skagit Co. Treasurer
By *Team* Deputy

CHICAGO TITLE
620034591

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gabriel Graumann, a married man as his separate estate
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 Derek Todd, a single man

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 referenced made a part thereof.

Dated: June 6, 2018

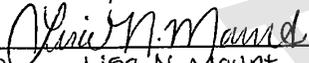


Gabriel Graumann

State of WASHINGTON
County of SNOHOMISH

I certify that I know or have satisfactory evidence that Gabriel Graumann is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 6, 2018


Name: Lisa N. Mount
Notary Public in and for the State of Washington
Residing at: Monroe, WA
My appointment expires: 98272

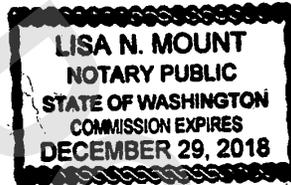


EXHIBIT "A"

Order No.: 245402262/620034591

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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

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

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 24, 2018

between Derek Todd ("Buyer")
Buyer Buyer
and Gabriel Graumann ("Seller")
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.

Derek Todd
Signature verified
04/24/18 5:14PM EDT
HXDK-FCS-8UCC-QBHD

Buyer Date

Gabriel Graumann 04/24/2018
Authenticator

Seller Date

Buyer Date

Seller Date