

When recorded return to:

Kevin D. Carlton and Maribeth Carlton
540 Olallie Way
La Conner, WA 98257



201806290088

08/29/2018 11:40 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182844
JUN 29 2018

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034144

Amount Paid \$ 11,219.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

CHICAGO TITLE
620034144

STATUTORY WARRANTY DEED

THE GRANTOR(S) Todd A. Rickard and Lara D. Rickard, 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 Kevin D. Carlton and Maribeth Carlton, a married couple

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)

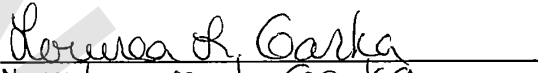
Dated: June 24, 2018



Todd A. Rickard

Lara D. RickardState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Todd A. Rickard and Lara D. Rickard 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: June 28, 2018

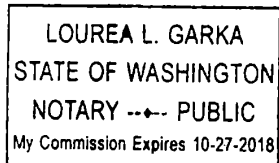
Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2018

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. Declaration of Easements, Covenants Conditions and Restrictions, Together with Maintenance Agreement; Pleasant Ridge Estates including the terms, covenants and provisions thereof

Recording Date: March 16, 2018
Recording No.: 201803160035

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