

When recorded return to:
Eric J. Fox
1916 Tundra LOOP
MOUNT VERNON, WA 98273



201808150024

08/15/2018 11:43 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034991

CHICAGO TITLE
620034991

STATUTORY WARRANTY DEED

THE GRANTOR(S) David M. Culbertson and Kiera M. Culbertson, 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 Eric J. Fox, an unmarried person and Carla M. De La Rosa, an
unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 10, Plat of Trumpeter Meadows, according to the plat thereof, recorded on October 12, 2005,
under Auditors File No. 200510120048, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P123472 / 4872-000-010-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

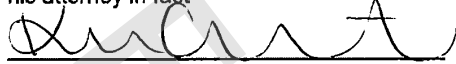
20183589
AUG 15 2018

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

STATUTORY WARRANTY DEED

(continued)

Dated: August 7, 2018

David M. Culbertson by Kiera
M. Culbertson his
attorney in factDavid M. Culbertson, by Kiera M. Culbertson
his attorney in fact

Kiera M. Culbertson

State of OregonCounty of Douglas

I certify that I know or have satisfactory evidence that Kiera M. Culbertson is the person(s) who appeared before me, and said person acknowledged that she signed this instrument and on oath stated that she was authorized to execute the instrument for herself and acknowledged it as the Attorney in fact of David M. Culbertson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.


Dated: 08/11/2018
Name: Michelle R. Spier
Notary Public in and for the State of Oregon
Residing at: Reedsburg, OR
My appointment expires: 04/10/2020

EXHIBIT "A"

Exceptions

1. 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: June 8, 1906
Auditor's No.: 57557, records of Skagit County, Washington
Executed By: State of Washington
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 22, 1979
Auditor's No(s): 7906220042, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Water pipelines
3. 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
Auditor's No.: 64282, records of Skagit County, Washington
Executed By: State of Washington
4. Standard Participation contract (Regarding Sewers), including the terms and provisions thereof:

Recording Date: July 19, 1979
Recording No.: 7907190021
5. 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 PLAT OF TRUMPETER MEADOWS
Recording No: 200510120048

EXHIBIT "A"Exceptions
(continued)

6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;
 Recorded: February 22, 2006
 Auditor's No(s): 200602220046, records of Skagit County, Washington
 Executed by: Landmark Building and Development

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: February 22, 2006
 Auditor's No(s): 200602220046, records of Skagit County, Washington
 Imposed By: Landmark Building and Development

8. 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."

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

10. Assessments, if any, levied by City of Mount Vernon.

11. Assessments, if any, levied by Landmark Building and Development Inc..