

When recorded return to:
Michael H Harpham and Virginia R Harpham
2106 Pennsylvania Court
Anacortes, WA 98221



201811060043

11/06/2018 01:18 PM 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.: 620035629

CHICAGO TITLE

620035629

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lang Custom Concrete and Construction Inc, a Washington corporation
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michael H Harpham and Virginia R Harpham, a married couple

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

Lot 4, PLAT OF EAGLE RIDGE, according to the Plat thereof recorded January 11, 2007, under
Auditor's File No. 200701110039, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P125680 / 4916-000-004-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184903

NOV 06 2018

Amount Paid \$12,447.20
Skagit Co. Treasurer
By man Deputy

STATUTORY WARRANTY DEED (continued)

Dated: November 2, 2018

Lang Custom Concrete and Construction Inc

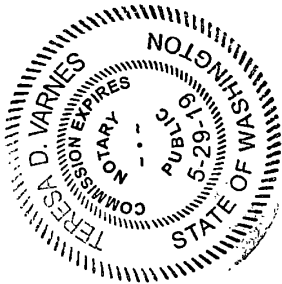
BY: [Signature]
Kelli L. Lang
Secretary

BY: [Signature]
Vince P. Lang
President

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Kelli Lang
Vince Lang
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Secretary & President Lang Custom Concrete to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. construction

Dated: 11-5-18



[Signature]
Name: Teresa D. Varnes
Notary Public in and for the State of WA
Residing at: Camano Island
My appointment expires: 5/26/19

EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 13, 1991
Recording No.: 9111130050
Matters shown: Fence lines
2. Easement, including the terms, covenants and provisions thereof, granted by instrument(s);
Recorded: August 17, 1962
Auditor's No(s): 625248, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement disclosed by Ordinance No. 2113, recorded August 3, 1989, under Auditor's File No. 8908030070, records of Skagit County, Washington, as follows:

The City of Anacortes hereby retains over, along and through the property being vacated an easement for utility purposes.
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 13, 2006
Auditor's No(s): 200602130175, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 18, 2006
Auditor's No(s): 200608180118, records of Skagit County, Washington
In favor of: Port of Anacortes
For: Avigation Easement
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Eagle Ridge:

Recording No: 200701110039
7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual

EXHIBIT "A"Exceptions
(continued)

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;

Recorded: January 8, 2007

Auditor's No(s): 200701080164, records of Skagit County, Washington

Executed By: Eagle Ridge Partners, LLC

AMENDED by instrument(s):

Recorded: June 29, 2007

Auditor's No(s): 200706290190, records of Skagit County, Washington

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 Anacortes.
11. Real estate excise tax of 1.78% upon any sale of said Land, if unpaid.

Beginning July 1, 2005, an additional \$5.00 Real Estate Excise Tax Electronic Technology Fee must be included in all excise tax payments.