

When recorded return to:  
Sharon A Riels and Redginald O Riels  
46003 Concrete Sauk Valley Road  
Concrete, WA 98237



**201811130122**

11/13/2018 03:27 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.: 620035648

**CHICAGO TITLE**  
*620035648*

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Robbie D. Tygret and Tesha L. Tygret, 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 Sharon A Riels and Redginald O Riels, a married couple

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

Lot 1, MOUNTAIN VIEW MEADOWS, according to the plat thereof, recorded August 9, 2004  
under Auditor's File No. 200408090154, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P121890/ 4841-000-001-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
*20184998*  
NOV 13 2018


Amount Paid *\$9,795.<sup>00</sup>*  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: October 25, 2018

  
Robbie D. Tygret  
Tesha L. TygretState of OregonCounty of Grant

I certify that I know or have satisfactory evidence that

Robbie D. Tygret and Tesha L. Tygret  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.Dated: 11/8/2018  
Name: SANDRA Gilson  
Notary Public in and for the State of Oregon  
Residing at: John Day  
My appointment expires: 5/16/2022

**EXHIBIT "A"**  
Exceptions

1. 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 Mountain View Meadows:  
  
Recording No: 200408090154
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: August 9, 2004  
Auditor's No(s): 200408090155, records of Skagit County, Washington  
In favor of: Skagit County  
For: Protected Critical Area
3. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands;  
Recorded: January 14, 2005  
Auditor's No(s): 200501140132, records of Skagit County, Washington
4. Covenants, conditions, and restrictions 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: July 6, 2005  
Auditor's No(s): 200507060116, records of Skagit County, Washington  
Executed By: Theo Investments LLC
5. Plat Lot of Record Certification including the terms, covenants and provisions thereof  
  
Recording Date: December 7, 2015  
Recording No.: 201512070100
6. City, county or local improvement district assessments, if any.

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

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

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 03, 2018  
between Redginald O Riels Sharon A Riels ("Buyer")  
Buyer Buyer  
and Robbie D Tygret Tesha L Tygret ("Seller")  
Seller Seller  
concerning 46003 Concrete Sauk Valley Road Concrete WA 98237 (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.

Authentisign ROZ  
Redginald O Riels 10/03/2018  
Buyer 10:58:42 AM PDT Date

Authentisign SA Riels  
Sharon A Riels 10/03/2018  
Buyer 10:34:17 AM PDT Date

Authentisign Robbie D Tygret 10/04/2018  
Seller 11:47:39 AM PDT Date

Authentisign Tesha L Tygret 10/04/2018  
Seller 11:50:39 AM PDT Date