

When recorded return to:  
Trudy J. Crain and Gary L. Crain  
12985 North Ovenell Lane  
Burlington, WA 98233

201811300070  
11/30/2018 01:46 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

CHICAGO TITLE  
620036228

Escrow No.: 620036228

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) PS Home Remodeling LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Trudy J. Crain and Gary L. Crain, wife and husband

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 10, Block 1, Country Club Addition No. 6, according to the plat thereof recorded in Volume 11  
of Plats, pages 42 and 43, records of Skagit County, Washington.

Situate in Skagit County, Washington.  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P79489/ 4339-001-010-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
201811300070  
NOV 30 2018  
Amount Paid \$ 6,502.00 -  
Skagit Co. Treasurer  
By *ME* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: November 14, 2018

PS Home Remodeling LLC,  
a Washington limited liability company

By: *Jeffrey A. Gilgan* member  
Jeffrey A. Gilgan, Member

State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that Jeffrey A. ~~Gilgan~~ <sup>Gilgan</sup> M.V.W

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 Member of PS Home Remodeling LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 28, 2018

MICHAEL D. VAN WAGNER  
STATE OF WASHINGTON  
NOTARY --o-- PUBLIC  
My Commission Expires 05-01-2021

Michael D. Van Wagner  
Name: Michael D. Van Wagner  
Notary Public in and for the State of Washington  
Residing at: Woodinville  
My appointment expires: 5-1-2021

**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 Country Club Add. No. 6:

Recording No: 836443

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: April 2, 1971  
Recording No.: 750497  
Affects: Said premises

The exact location and extent of said easement is not disclosed of record.

3. Covenants, conditions, restrictions and easements 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: July 6, 1976  
Recording No.: 838525

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 26, 1988  
Recording No.: 8809260009 (re-record of 8809140003)

4. Notice with regards to Architectural Control Committee, including the terms, covenants and provisions thereof;

Recording Date: September 13, 1988 and December 15, 1992  
Recording No.: 8809130017 and 9212150052

5. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation,

**EXHIBIT "A"**

Exceptions  
(continued)

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: March 25, 1977  
Recording No.: 853302

6. Notice contained in Deed, including the terms, covenants and provisions thereof;

Recording Date: June 27, 1991  
Recording No.: 9106270106  
Regarding: Right to farm ordinance

SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE

The following is part of the Purchase and Sale Agreement dated November 07, 2018  
between Gary Crain Trudy Crain ("Buyer")  
Buyer Buyer  
and PS Home Remodeling LLC ("Seller")  
Seller  
concerning 12985 N Ovenell Lane Burlington WA 98233 (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.

Authentisator  
Gary Crain 11/08/2018  
Buyer 11:56:47 AM PST Date

Authentisator  
Jeffrey Gilgan 11/09/2018  
Seller 5:16:52 PM PST Date

Authentisator  
Trudy Crain 11/08/2018  
Buyer 1:16:30 PM PST Date

Seller Date