


When recorded return to:
Aric Czaban and Amanda Czaban
14037 Maccoy's Court
Bow, WA 98232


201812050033
12/05/2018 11:26 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036605

CHICAGO TITLE
620036605

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kristopher M. Born, a married man as his separate estate and Axel Born, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Aric Czaban and Amanda Czaban, a married couple

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

All of Lot 3, and the West 25 feet of Lot 4, Block 6, EDISON HALLER'S ADDITION, according to the plat thereof recorded in Volume 2 of Plats, Page 87, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P72975,

Subject to:

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


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185302
DEC 05 2018

Amount Paid \$ 7,774.⁷⁰
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 21, 2018

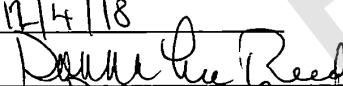
X 
Kristopher M. Born

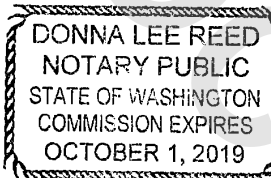
X 
Bonnie M. Philbrick Born

X 
Axel Born by Kristopher Born His Attorney in Fact

State of Washington
County of Sagit of Sagit

I certify that I know or have satisfactory evidence that Kristopher Born is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Axel Born and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/4/18

Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Maple Valley, WA
My appointment expires: 10/1/2019

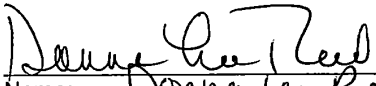


ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kristopher M. Born and Bonnie M. Philbrick Born 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: 12/4/18


Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Manassville, WA
My appointment expires: 10/1/2019

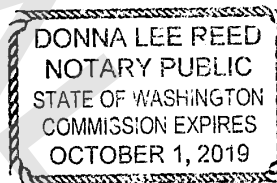


EXHIBIT "A"

Exceptions

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

Granted to: Skagit County
Purpose: Sewer service
Recording Date: July 2, 1997
Recording No.: 9707020047

2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by Blanchard-Edison Water District.

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 22, 2018
between Aric Czaban Amanda Czaban ("Buyer")
Buyer Buyer
and Kristopher M Born Axel Born ("Seller")
Seller Seller
concerning 14037 Maccoy's Court Bow WA 98232 (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.

Authentic
Aric Czaban 10/22/2018
Buyer 8:01:27 PM PDT Date
Authentic
Amanda Czaban 10/22/2018
Buyer 8:08:02 PM PDT Date

Authentic
Kristopher M Born 10/23/2018
Seller 7:47:15 PM PDT Date
Authentic
Axel Born 10/23/2018
Seller 5:04:27 PM PDT Date