

When recorded return to:
Virginia Bunker
6715 Seward Park Ave S
Seattle, WA 98118

201812070078

12/07/2018 03:44 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.: 620035928

CHICAGO TITLE

020035928

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dianne Gaughan, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Virginia Bunker, a single person

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

Lot 2, REPLAT OF LOT 14, GRANDVIEW TERRACE, according to the plat thereof, recorded in
Volume 14 of Plats, page 203 and 204, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P100687 / 4565-000-002-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185302
DEC 07 2018

Amount Paid \$ 10,240.00
Skagit Co. Treasurer
By MG Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 30, 2018

Dianne Gaughan
Dianne Gaughan

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dianne Gaughan is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 6, 2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

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 REPLAT OF LOT 14, GRANDVIEW TERRACE:

Recording No: 9110100034

2. 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, including the terms, covenants and provisions thereof

Recording Date: May 15, 1918
Recording No.: 125618

3. 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
Recording Date: April 16, 1931
Recording No.: 242592

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

Buyer _____
 Date _____
 Signature _____
 10/23/2018
 10/23/2018 10:04:20 AM PST
 10/23/2018
 10/23/2018 10:04:20 AM PST
Seller _____
 Date _____
 Signature _____
 12/6/18
 12/6/18 12:11:18

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.

This disclosure applies to parcels designated or within 1/4 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 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.

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:

The following is part of the Purchase and Sale Agreement dated August 19, 2018 - October 23, 2018

between _____
 Buyer: Virginia Burke
 and _____
 Seller: Dianne Grogan

concerning 4852 _____
 C Loop

Address _____
 City _____
 State _____
 Zip _____

Buyer: _____
 Seller: _____
 (the "Property")