

When recorded return to:

Robert Joseph Massoni
16674 Mountain View Rd
Mount Vernon, WA 98274



201812180035

12/18/2018 12:59 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1801252M

CHICAGO TITLE
620036262

Statutory Warranty Deed

THE GRANTORS Troy Fair and Kira Fair, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert Joseph Massoni, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
. Ptn. SE SE, 26-34-4E W.M., Skagit County, Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20185492
DEC 18 2018

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P27941/340426-4-018-0008

Amount Paid \$9,011.80
Skagit Co. Treasurer
By *man* Deputy

Dated December 12, 2018

Troy Fair
Troy Fair

Kira Fair
Kira Fair

STATE OF Washington)
COUNTY OF _____) SS:

I certify that I know or have satisfactory evidence that Kira Fair
are the persons who appeared before me, and said persons acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 12-15-18



Lynn Johnson
Notary Public in and for the State of Washington
Residing at Shohomah
My appointment expires: 4-29-21

State of Washington }
County of Snohomish } SS:

I certify that I know or have satisfactory evidence that Troy Fair
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 12-14-2018



Candace A. Rummelhart
Notary Public in and for the State of Washington
Residing at: Lake Stevens
My appointment expires: December 7, 2021



UNOFFICIAL DOCUMENT

EXHIBIT A

The South Half of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter and the North Half of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 26, Township 34 North, Range 4 East, W.M.,

EXCEPT that portion lying Easterly of the Westerly line of that certain 40 foot wide strip of land conveyed to Skagit County for road purposes by deed recorded October 9, 1924, under Auditor's File No. 177830.

Situated in Skagit County, Washington.

SUBJECT TO:

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

Granted to: Wayne M. Tingley et ux
Purpose: Road and utility
Recording Date: April 21, 1969
Recording No.: 725612
Affects: Portion of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Hazel Thorsen
Purpose: Road and Utility
Recording Date: July 24, 1978
Recording No.: 771562
Affects: Portion of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Lawrence D. Lozier and Irene H. Lozier, husband and wife
Purpose: Well site
Recording Date: April 22, 1983
Recording No.: 8304220045
Affects: Portion of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenance;
Recording Date: April 19, 1988
Recording No.: 8804190052

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

Granted to: Lake TV Cable
Purpose: TV cable line
Recording Date: September 18, 1992
Recording No.: 9209180167

Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: November 9, 1998
Recording No.: 9811090209

Record of Survey

Recording Date: August 13, 2002
Recording No.: 200208130107 being a revision of 200106120107 and 200112040081

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 Survey:

Recording No: 201306210138

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 November 13, 2018
between Robert Joseph Massoni ("Buyer")
and ROY FAIR and KERA FAIR ("Seller")
concerning 146074 Mountain View Rd Mt Vernon WA 98274 (the "Property")

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.

Robert Joseph Massoni 13 Nov 18
Buyer Date

[Signature] 11/26/18
Seller Date

Buyer Date

[Signature] 11/2/18
Seller Date