

When recorded return to:
Brett Lloyd
9193 Chuckanut Drive
Burlington, WA 98233



201812210077

12/21/2018 03:58 PM 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.: 620035306

CHICAGO TITLE
620035306

STATUTORY WARRANTY DEED

THE GRANTOR(S) Heide M Lomuntad, a married woman, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Brett Lloyd, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 4 of SHORT PLAT NO. 96-0037, approved August 11, 1999, recorded August 11, 1999, as
Auditor's File No. 199908110067, records of Skagit County, Washington, and being a portion of
the Northwest Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 3 East
of the Willamette Meridian.

TOGETHER WITH that portion of land described in Decree Quieting Title filed January 11, 2011
under Skagit County Superior Court Cause No. 09-2-00678-7.

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

Tax Parcel Number(s): P35261 / 350332-3-007-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181221
DEC 21 2018

Amount Paid \$ *10.00*
Skagit Co. Treasurer
By *ML* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 4, 2018

Heide M Lomuntad
Heide M Lomuntad

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that Heide M Lomuntad 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: 12-6-18

Cassandra M Mitchell
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: Mr Vernon
My appointment expires: 3-10-21

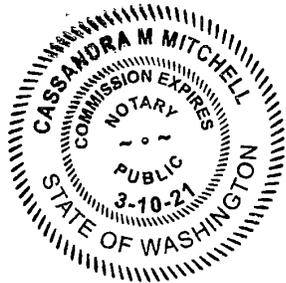


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SHORT PLAT NO. 96-0037:

Recording No: 199908110067

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: August 11, 1999

Recording No.: 199908110067

Matters shown: Encroachment of a fence onto property to the West by 34 feet and possible mislocation of a fence on the East and South lines of said premises

3. Aerobic Treatment Unit Service Agreement and the terms and conditions thereof

Recording Date: June 14, 2007

Recording No.: 200706140136

4. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: October 20, 2008

Recording No.: 200810200135

5. Grant of Easement and the terms and conditions thereof

Recording Date: December 31, 2009

Recording No.: 200912310072

6. Matters contained in that certain document

Entitled: Setback Easement

Dated: May 12, 2014

Executed by: Angel Lomuntad

Recording Date: June 13, 2014

Recording No.: 201406130081

Reference is hereby made to said document for full particulars.

EXHIBIT "A"

Exceptions
(continued)

7. Matters contained in that certain document
- | | |
|-----------------|-----------------------------------------|
| Entitled: | Temporary Construction Easement |
| Grantor: | Angel O. Lomuntad and Heide M. Lomuntad |
| Grantee: | Skagit County |
| Recording Date: | October 5, 2015 |
| Recording No.: | 201510050135 |
8. 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 June 27, 2018
between Brett Lloyd ("Buyer")
Buyer Buyer
and Heide M Lomuntad ("Seller")
Seller Seller
concerning 13148 Maribugh Road Mount Vernon WA 98273 (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.

Authenticator
Brett Lloyd 06/27/2018
06/27/2018 9:08:45 AM PDT Date
Seller HMS. 6-30-18 Date
Buyer _____ Date Seller _____ Date