When recorded return to: Michael R. Creech and Rhonda K. Creech 40437 Bates LN CONCRETE, WA 98237

# 201901070067

01/07/2019 11:25 AM Pages: 1 of 8 Fees: \$106.00 Skagit County Auditor

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620036928

CHICAGO TITLE
U2DD36928

#### STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel A. Boggs, a married as his 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 Michael R. Creech and Rhonda K. Creech, husband and wife as joint tenants with right of survivorship

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

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

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

Lot(s): 2 SKAGIT COUNTY SHORT PLAT NO. PL00-198

Tax Parcel Number(s): P117192 / 350702-3-003-0200,

Subject to:

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

Read and Accepted:

Michael R. Creech

Rhonda K., Creech

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 201947

JAN 0 7 2019

Amount Paid \$ 9.884
Skagit Co. Treasurer
By mam Deputy

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 10.12.17

Page 1

WA-CT-FNRV-02150.620019-620036928



State of WASHINGTON County of SKAGIT

I certify that I know or have satisfactory evidence that Michael R. Creech and Rhonda K. Creech 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:

Name:

Notary Public in and for the State of My appointment expires: \_\_\_(\_

Residing at: <u>Sed to Wootley</u>.

Notary Acknowledgment - Buyer SSCORPD0283.doc / Updated: 08.03.16 Printed: 01.04.19 @ 03:20 PM by DR WA-CT-FNRV-02150.620019-620036928

#### STATUTORY WARRANTY DEED

(continued)

Dated: December 28, 2018

Daniel A. Boggs

Kirin Bogge

State of WASHINGTON County of SKAGIT

I certify that I know or have satisfactory evidence that Daniel A. Boggs and Kirin Boggs 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: 4 19

Name:

Notary Public in and for the State Residing at: MARY U

My appointment expires:

DONNA LEE REED
NOTARY PUBLIC
STATE OF WASHINGTON

COMMISSION EXPIRES OCTOBER 1, 2019

# **EXHIBIT "A"**

**Legal Description** 

For APN/Parcel ID(s): P117192 / 350702-3-003-0200

Lot 2, SKAGIT COUNTY SHORT PLAT PL-00-0198, approved October 10, 2000 and recorded October 10, 2000 under Auditor's File No. 200010100167, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southwest Quarter of Section 2, Township 35 North, Range 7 East of the Willamette Meridian; and a portion of the Northeast Quarter of the Northwest Quarter of Section 11, Township 35 North, Range 7 East of the Willamette Meridian;

Situated in Skagit County, Washington.

# **EXHIBIT "B"**

#### Exceptions

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 lines

Recording Date: June 30, 1925 Recording No.: 183345

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: February 10, 1926

Recording No.: 191426

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

Granted to: Ivan Dexter and Kit Dexter, husband and wife

Purpose: Spring water Recording Date: August 18, 1953

Recording No.: 491722

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

Granted to: Bechtel Corporation

Purpose: Pipeline

Recording Date: August 13, 1965

Recording No.: 670271

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

Granted to: Ronald E. Bates and Judy Bates, husband and wife

Purpose: Ingress, egress, road & utilities

Recording Date: March 28, 1990 Recording No.: 9003280111

6. 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

# **EXHIBIT "B"**

Exceptions (continued)

the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 91-045:

Recording No: 9108210056

7. 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 SKAGIT COUNTY SHORT PLAT NO. 00-0198

Recording No: 200010100167

8. Agreement for Roadway Easement and Maintenance Agreement for Bates Lane including the terms, covenants and provisions thereof

Recording Date: October 10, 2000 Recording No.: 200010100168

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

Granted to: Skagit County
Purpose: Critical Areas
Recording Date: October 10, 2000
Recording No.: 200010100169

10. Covenants, conditions and restrictions 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: August 4, 2000 Recording No.: 200008040107

11. Covenants, conditions and restrictions 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

### **EXHIBIT "B"**

**Exceptions** (continued)

Recording Date:

October 25, 2000

Recording No.:

200010250088

Amended by instrument(s):

Recording Date:

December 29, 2000and April 30, 2003

Recording No.:

200012290018 and 200304300081

Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by 12.

survey,

Recording Date:

December 3, 2003

Recording No.:

200312030107

City, county or local improvement district assessments, if any. 13.

Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14 Page 1 of 1

# SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

©Copyright 2014 Northwest Multiple Listing Service ALL RIGHTS RESERVED

The follow	ing is part of the Purchase and	Sale Agreement dated	December 05, 201	8
between	Michael R. Creech	Rhonda K. Cr	eech	("Buver")
	Buyer	Buyer		(,
and	Daniel A Boggs			("Seller")
	Seller	Seller		
concerning	40437 Bates Lane	Concrete	WA 98237	(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, nolse, 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.

Authentian.	12/05/2018		12/6/18
<b>Bayes</b> 4:12:51 PM PST	Date	Seller	Date
Authenti.::::- Rhonda K Creech	12/05/2018		
- BASYNS 8 4:01:18 PM PST	Date	Seller	Date