

When recorded return to:
Crystal Joseph and Benjamin Joseph
7577 Skagit View Drive
Concrete, WA 98237



201901250034

01/25/2019 11:04 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.: 620036970

CHICAGO TITLE
620036970

STATUTORY WARRANTY DEED

THE GRANTOR(S) Right Way, LLC, a Washington Limited Liability Company

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

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

Lot 50, PLAT OF WILDERNESS VILLAGE DIV. NO. 1, according to the plat thereof, recorded in
Volume 10 of Plats, page 48, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P78234 / 4208-000-050-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019255
JAN 25 2019

Amount Paid \$ 5362.90
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED

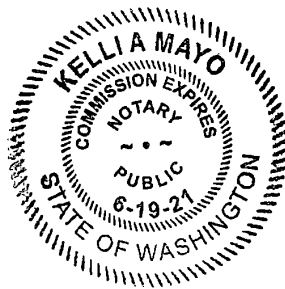
(continued)

Dated: January ²⁴~~23~~, 2019
dc

Right Way, LLC

BY: Logan ClarkLogan Clark
MemberState of WACounty of SkagitI certify that I know or have satisfactory evidence that Logan Clark

(s)are the person(s) who appeared before me, and said person acknowledged that (he)she/they signed this instrument, on oath stated that (he)she/they was authorized to execute the instrument and acknowledged it as the Member of Right Way LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/24/19

Name: Kellia Mayo
Notary Public in and for the State of WA
Residing at: Cedar Valley
My appointment expires: 6/19/21

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;
 Recorded: November 5, 1935
 Auditor's No.: 273805, records of Skagit County, Washington
 In favor of: The Sound Timber Company, an Iowa corporation
 For: 30 foot road right-of-way
 Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the Willamette Meridian (being a portion of the underlying legal description of said plat)

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: November 30, 1973
 Auditor's No(s): 793933, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light
 For: Electric transmission and/or distribution line, together with necessary appurtenances

3. Note on the face of said plat, as follows:

 Tracts A, B and C are intended for the uses of all present and future property owners in this plat and all other divisions of Wilderness Village.

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
 Recorded: July 20, 1973
 Auditor's No(s): 788214, records of Skagit County, Washington
 Executed By: Valleys West, a Limited Partnership, et al

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: July 20, 1973
 Auditor's No(s): 788214, records of Skagit County, Washington
 Imposed By: Valleys West, a Limited Partnership, et al

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

7. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of

EXHIBIT "A"Exceptions
(continued)

income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: September 7, 2004

Auditor's No(s): 200409070165, records of Skagit County, Washington

Executed By: Wilderness Village Community Association

AMENDED by instrument(s):

Recorded: May 5, 2005, July 23, 2007 and March 5, 2018

Auditor's No(s): 200505050063, 200707230123, and 201803050117

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 7, 2004

Auditor's No(s): 200409070165, records of Skagit County, Washington

Imposed By: Wilderness Village Community Association

9. Plat Lot of Record Certification

Recording Date: February 24, 2010

Recording No.: 201002240037

10. 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."

11. City, county or local improvement district assessments, if any.
12. Dues, charges and assessments, if any, levied by Wilderness Village Community Association.

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 December 11, 2018
between Crystal Joseph Benjamin M Joseph ("Buyer")
Buyer Buyer
and Right Way LLC ("Seller")
Seller Seller
concerning 7577 Skagit View Drive 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, 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.

Authenticate
Crystal Joseph 12/11/2018
Buyer 6:36:25 PM PST Date

Authenticate
Benjamin M Joseph 12/11/2018
Buyer 6:44:24 PM PST Date

Authenticate
Logan Clark 12/12/2018
Seller 3:25:37 PM PST Date

Seller Date