



201902150028

02/15/2019 11:32 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Timothy Lamphiear and Jodi Lamphiear
429 Jameson Street
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037213

CHICAGO TITLE

020037213

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen K. Page, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Timothy Lamphiear and Jodi Lamphiear, husband and wife

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): 8 and Ptn 19 Block: 14 TOWN OF SEDRO

Tax Parcel Number(s): P75442 / 4149-014-009-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019500
FEB 15 2019

Amount Paid \$ 4,561.80
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED

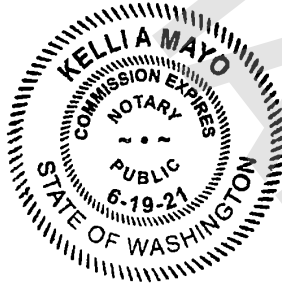
(continued)

Dated: February 11, 2019

Karen K. Page
Karen K. Page

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Karen K. Page is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/14/19

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P75442 / 4149-014-009-0006

Lot 8 and the West 10 feet of Lot 9, Block 14, PLAT OF THE TOWN OF SEDRO, according to the plat thereof recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

TOGETHER WITH the East 5 feet of the West 15 feet of Lot 9, Block 14, PLAT OF THE TOWN OF SEDRO, according to the plat thereof recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
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 the Plat of the Town of Sedro:

Recording No: Volume 1, Page 17

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. 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."

4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by Sedro Woolley .