

When recorded return to:  
Randy L. Kaufman and Sandra B. Kaufman  
17680 Shalyce Place  
Mount Vernon, WA 98274

02/28/2019 10:23 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.: 620037340

CHICAGO TITLE

020037340

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Casey J. Moberg, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Randy L. Kaufman and Sandra B. Kaufman, a married couple

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

Lot 20, LITTLE MOUNTAIN ESTATES DIVISION III, according to the plat thereof recorded in  
Volume 15 of Plats at page 69, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P102730 / 4597-000-020-0009,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

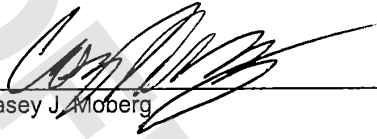
2019679  
FEB 28 2019

Amount Paid \$ 11041.00  
Skagit Co. Treasurer  
By *BT* Deputy

## STATUTORY WARRANTY DEED

(continued)

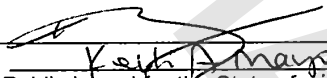
Dated: February 19, 2019

  
\_\_\_\_\_  
Casey J. Moberg

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Casey J. Moberg 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: 2/22/19

  
\_\_\_\_\_  
Name: Kelli A. Mayo  
Notary Public in and for the State of WA  
Residing at: Sedro Blaine  
My appointment expires: 6/19/21



**EXHIBIT "A"**

## Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s):  
Recording Date: June 16, 1949  
Recording No.: 432573  
Regarding: Well and water pipeline from said well, with rights of ingress and egress
2. Easement, including the terms and conditions thereof, granted by instrument(s):  
Recording Date: January 23, 1963  
Recording No.: 631225  
In favor of: Puget Sound Power and Light Company  
Regarding: Electric transmission and/or distribution line
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recording Date: August 17, 1989  
Recording No.: 8908170075  
In favor of: Puget Sound Power and Light Company  
Regarding: Electric transmission and/or distribution line
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recording Date: July 17, 1991  
Recording No.: 9107170055  
In favor of: Puget Sound Power and Light Company  
Regarding: Electric transmission and/or distribution line
5. 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 LITTLE MOUNTAIN ESTATES, DIVISION 2:  
  
Recording No: 9110010007
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 the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Little Mountain Estates, Division No. 3:

**EXHIBIT "A"**Exceptions  
(continued)

Recording No: 9212210104

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

Recording Date: September 7, 1989  
 Recording No.: 8909070008  
 Executed By: Howard P. Smiley and V. Ruth Smiley

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

Recording Date: October 4, 1991  
 Recording No.: 9110040001  
 Executed By: Howard P. Smiley

AMENDED by instrument(s):

Recording Date: October 3, 2001  
 Recording No.: 200110030091

9. Service Contract and the terms and conditions thereof:

Recording Date: March 11, 1999  
 Recording No.: 9903110059  
 Regarding: On-site sewage treatment system

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

**EXHIBIT "A"**Exceptions  
(continued)

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.