

When recorded return to:  
Heather L. Schnider  
18026 Fire Mountain Lane  
Mount Vernon, WA 98274



**201903130051**

03/13/2019 03:11 PM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037277

**CHICAGO TITLE**  
**620037277**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Janice E. Schnider, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Heather L. Schnider, an unmarried woman

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.)

PTN. LTS 8-11, BLK 39, RESERVE ADDN TO THE TOWN OF MONTBORNE

Tax Parcel Number(s): P120491 / 4135-039-011-0200,

Subject to:

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

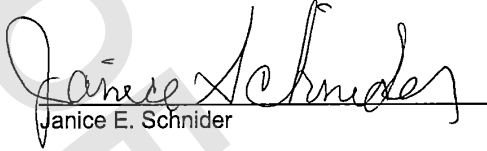
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019900  
MAR 13 2019

Amount Paid \$ 6,261.70  
Skagit Co. Treasurer  
By *mm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)


Dated: March 11, 2019

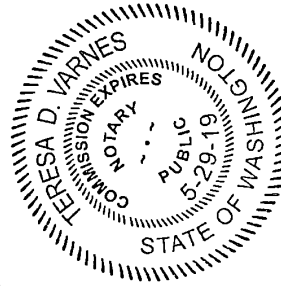
  
Janice E. Schnider

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Janice E. Schnider is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-12-19

  
Name: Teresa D Varnes  
Notary Public in and for the State of WA  
Residing at: 15100 1st Ave  
My appointment expires: 5/29/19



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P120491 / 4135-039-011-0200**

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That portion of Lots 8 through 11, inclusive, Block 39, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, and of vacated Walker Street and vacated alley described as follows:

Commencing at the most Easterly corner of said Lot 8; thence North 43°01'17" West a distance of 75 feet to the true point of beginning;  
thence continuing North 43°01'17" West a distance of 75 feet;  
thence South 47°38'15" West a distance of 122.75 feet;  
thence South 43°01'17" West a distance of 75 feet;  
thence North 47°38'15" East a distance of 122.75 feet to the point of beginning.

Situate 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 Reserve Addition to the Town of Montborne:

Recording No: Volume 2, Page 80

2. Agreement including the terms, covenants and provisions thereof

Recording Date: May 18, 1982  
Recording No.: 8205180001

3. Skagit County Planning Findings of Fact including the terms, covenants and provisions thereof

Recording Date: June 28, 1996  
Recording No.: 9606280202

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

Granted to: Skagit County Sewer District No. 2  
Purpose: Sewer mains  
Recording Date: March 30, 1998  
Recording No.: 9803300104  
Affects: Portion of said premises

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

Purpose: Ingress, egress and utilities for roadway, with joint maintenance provisions  
Recording Date: April 26, 1999  
Recording No.: 9904260153

6. Lot Certification including the terms, covenants and provisions thereof

Recording Date: June 17, 2003  
Recording No.: 200306170115

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

**EXHIBIT "B"**Exceptions  
(continued)

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 Survey:

Recording No: 200307070027

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

Granted to: Skagit County Sewer District No. 2  
Purpose: Side sewer easement  
Recording Date: September 29, 1998  
Recording No.: 9809290145  
Affects: Portion of said premises

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

Granted to: Alex Von Cube et. al.  
Purpose: Ingress and Egress  
Recording Date: October 29, 2003  
Recording No.: 200310290029  
Affects: Northeasterly 20 feet

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

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

12. 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

**EXHIBIT "B"**

Exceptions  
(continued)

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."