

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



201903190056

03/19/2019 11:09 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

201903130051

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

****RE-RECORD TO CORRECT THE
LEGAL DESCRIPTION****

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:

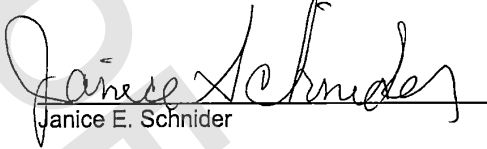
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019973
MAR 19 2019
Amount Paid \$
Skagit Co. Treasurer
By *mbm* Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019900
MAR 13 2019
Amount Paid \$6,261.70
Skagit Co. Treasurer
By *mbm* 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: 12000 151st St
My appointment expires: 5/29/19

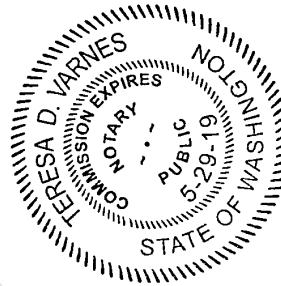


EXHIBIT "A"
Legal Description

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

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; *East
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."