

When recorded return to:
Ashley de Conde and Arsene de Conde
14055 Madrona Drive
Anacortes, WA 98221



201903200065

03/20/2019 01:39 PM 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.: 620037362

CHICAGO TITLE

620037362

STATUTORY WARRANTY DEED

THE GRANTOR(S) BV Madrona LLC, a Utah 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 Ashley de Conde and Arsene de Conde, a married couple

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

Lot 5, SUNSET WEST, according to the plat thereof recorded in Volume 9 of Plats, page 98,
records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P69924 / 4028-000-005-0005

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019989

MAR 20 2019

Amount Paid \$ 9,955.20

Skagit Co. Treasurer

By *Cham* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 12, 2019

BV Madrona LLC

BY: 

Garth Frazer
Manager

BY: 

Martha Nash
Manager

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Garth Frazer and Martha Nash are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Manager's of BV Madrona LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-19-19



Name: Kelly K. Miller

Notary Public in and for the State of WA

Residing at: Mount Vernon

My appointment expires: 9-9-2020

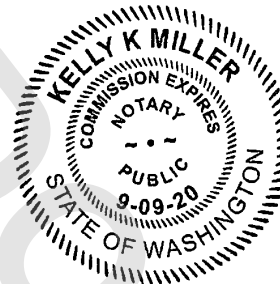


EXHIBIT "A"

Exceptions

1. 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 **PLAT OF SUNSET WEST:**

Recording No: 741152

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 14, 1970

Recording No.: 741153

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 4, 1981, April 24, 1992, October 9, 2003 and March 5, 2018

Recording No.: 8105040001, 9204240030, 200310090104 and 201803050128

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

Granted to: Puget Sound Power and Light Company, General telephone Company,
Norrie Estvold, Inc. and sunset West Water Association

Purpose: Utility Services

Recording Date: July 14, 1970 and May 4, 1981

Recording No.: 741153 and 8105040001

Affects: The exterior 5 f33t of front line of each lot

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

Granted to: Puget Sound Power & Light Company

Purpose: Underground electric transmission and/or distribution system

Recording Date: May 25, 1971

Recording No.: 753131

Affects: As surveyed, staked and constructed

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

EXHIBIT "A"Exceptions
(continued)

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 Warranty Deed:

Recording No: 869017

No improvements or vegetation shall be allowed to exceed 17 feet above the high point of Lot 21, unless prior written consent of owner of Lot 20 is first obtained, which restriction shall run with the land.

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed in instrument
Recorded: May 4, 1981
Auditor's No.: 8105040001, records of Skagit County, WA
Imposed by: Sunset West Water Association
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by the Sunset West Water 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 02/20/2019
between Arsene de Conde Ashley de Conde ("Buyer")
Buyer Buyer
and BV Madrona LLC Garth Frazer ("Seller")
Seller Seller
concerning 14055 Madrona Anacortes WA 98221 (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.

Authenticated
Ashley de Conde 02/21/2019
Buyer 02/21/2019 9:52:27 AM PST Date

Authenticated
Arsene de Conde 02/21/2019
Buyer 02/21/2019 10:00:52 AM PST Date

Authenticated
Garth Frazer 02/22/2019
Seller 02/22/2019 11:07:40 AM PST Date

Authenticated
Martha Nash 02/22/2019
Seller 02/22/2019 11:22:21 AM PST Date