

When recorded return to:
Barbara Hassler
Mosquito Hawk Properties LLC
740 Overlook Lane
Burlington, WA 98233



201905030045

05/03/2019 11:25 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.
620038165

Escrow No.: 620038165

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191655

MAY 03 2019

Amount Paid \$ 2497.00
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Amy Merz, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Mosquito Hawk Properties LLC

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

LOT 2, SKAGIT COUNTY SHORT PLAT NO. 95-041, APPROVED FEBRUARY 12, 1996, AND
RECORDED FEBRUARY 13, 1996, IN VOLUME 12 OF SHORT PLATS, PAGE 74, UNDER
AUDITOR'S FILE NO. 9602130024, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A
PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP
34 NORTH, RANGE 3 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P109860 / 340310-3-014-0000,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 1, 2019

Amy Merz
Amy Merz

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Amy Merz 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: May 2, 2019

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Armon
My appointment expires: 10/27/2022

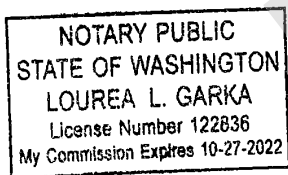


EXHIBIT "A"
Exceptions

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

| | |
|-----------------|--|
| Granted to: | The City of Anacortes |
| Purpose: | Pipeline(s) and/or main(s) for the transmission and/or distribution of water |
| Recording Date: | February 28, 1955 |
| Recording No.: | 513748 |
| Affects: | Portion of said premises |
2. Agricultural Lot Size Variance and the terms and conditions thereof:

| | |
|-----------------|----------------|
| Recording Date: | April 25, 1995 |
| Recording No.: | 9504250018 |
3. Order and Special Use Permit and the terms and conditions thereof:

| | |
|-----------------|--------------|
| Recording Date: | May 18, 2007 |
| Recording No.: | 200705180122 |
4. 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."
5. City, county or local improvement district assessments, if any.