

When recorded return to:
Jeffrey Kraus and Amy Kraus
10494 Collins Road
Sedro Woolley, WA 98284



201905160008

05/16/2019 09:31 AM Pages: 1 of 9 Fees: \$107.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038019

CHICAGO TITLE
620038019

STATUTORY WARRANTY DEED

THE GRANTOR(S) Darcy L. Hamilton, an unmarried woman and Vern C. Mast, Jr., a married man and Tina M. Hull, a married woman and Vern Mast, as to a Life Estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jeffrey Kraus and Amy Kraus, a married couple

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

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

and together with a 2003 Skyline Mobile Home Vin #21910394R

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

Lot(s): Ptn. 3 SKAGIT COUNTY SHORT PLAT NUMBER 95-029 SE NW 27-35-4

Tax Parcel Number(s): P108053 / 350427-2-015-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 1827
MAY 16 2019

Amount Paid \$6644.40
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED (continued)

Dated: May 6, 2019

Darcy L. Hamilton

Darcy L. Hamilton

Vern C. Mast, Jr.

Vern C. Mast, Jr.

Debra Mast

Debra Mast

Tina M. Hull

Tina M. Hull

Raymond Hull

Raymond Hull

Vern Mast

Vern Mast

State of WASHINGTON

County of SNOHOMISH

I certify that I know or have satisfactory evidence that Darcy L. Hamilton 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 9, 2019

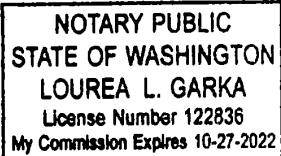
Lourea L. Garka

Name: Lourea L. Garka

Notary Public in and for the State of WA

Residing at: Ortington

My appointment expires: 10/27/2022



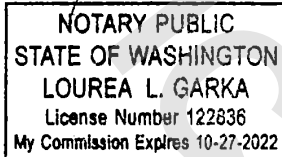
STATUTORY WARRANTY DEED (continued)

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that Tina M. Hull and Raymond Hull are the person(S) who appeared before me, and said person(S) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 9, 2019



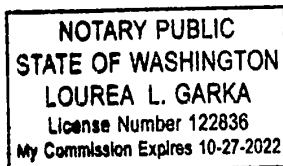
Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that Vern C. Mast, Jr. and Debra Mast are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 9, 2019



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

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty DeedState of WASHINGTONCounty of Snohomish

I certify that I know or have satisfactory evidence that Vern Mast 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: May 9, 2019

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

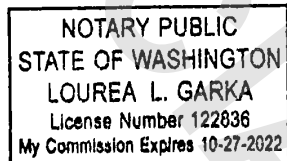


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P108053 / 350427-2-015-0100

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 3, Skagit County Short Plat No. 95-029, approved December 20, 1995, and recorded December 29, 1995, in Volume 12 of Short Plats, Pages 59 and 60, under Auditor's File No. 9512290029, records of Skagit County, Washington; being a portion of the Southeast quarter of the Northwest quarter of Section 27, Township 35 North, Range 4 East, W.M.;

EXCEPT that portion lying North and West of the drainage easement as delineated on the face of said short plat and described as follows:

Beginning at the most Westerly Northwest corner of said Lot 3, being also the Southwest corner of Lot 4, of said short plat; thence East along the South line of said Lot 4, 566.01 feet to the most Southerly Southeast corner thereof; thence South 33 degrees 35' 00" West along the Northwest line of the drainage easement as delineated on the face of said short plat to an angle point in said Northwest line 80 feet North of the South line of said Lot 3; thence West along the North line of said drainage easement, 80 feet North of and parallel with the South line of said Lot 3 to the West line of said Lot 3; thence North along said West line to the Northwest corner of said Lot 3 and the point of beginning;

ALSO EXCEPT that portion of Lot 3, Short Plat 95-029, approved December 20, 1995, and recorded December 29, 1995, in Volume 12 of Short Plats, Pages 59 and 60, under Skagit County Auditor's file Number 9512290029, all in records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M., lying Westerly of the following described line:

Commencing at the Northerly most corner of Lot 4 of said Short Plat No. 95-029; thence North 37 degrees 44' 52" East along the Northwesterly line of Lot 2-B of said Short Plat 95-029, 170.63 feet; thence South 5 degrees 54' 52" West parallel with the West line of said Lot 2-B, 954.40 feet, more or less, to the North line of Lot 3 of said Short Plat No. 95-029 and being the TRUE POINT OF BEGINNING of said line; thence South 24 degrees 48' 58" West 277.85 feet, more or less, to the South line of said Lot 3 at a point bearing North 89 degrees 35' 00" East 545.22 feet from the Southwest corner of said Lot 3 and being the terminus of said line description;

AND FURTHER EXCEPTING that portion of Lot 3, Short Plat No. 95-029, approved December 20, 1995 and recorded December 29, 1995, in Volume 12 of Short Plats, Pages 59 and 60, under Skagit County Auditor's File No. 9512290029, all in records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

Commencing at the Southeast corner of said Lot 3, Short Plat 95-029; thence North 0 degrees 30' 30" West along the East line of said Lot 3, also being the Westerly right-of-way margin of Collins Road, 94.24 feet to a Northeast corner of said Lot 3, also being the Southeast corner of Lot 1, Short Plat No. 92-012 approved July 14, 1992 and recorded July 15, 1992 in Volume 10 of Short Plats, Pages 102 and 103, under Skagit County Auditor's File No. 9207150053, being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M. and being the TRUE POINT OF BEGINNING; thence South 89 degrees 35' 13" West 165.00 feet along the South line of said Lot 1,

EXHIBIT "A"
Legal Description
(continued)

Short Plat No. 92-012, also being a North line of said Lot 3, Short Plat No. 95-029 to the Southwest corner of said Lot 1, Short Plat No. 92-012; thence North 0 degrees 30' 30" West, 94.00 feet along the West line of said Lot 1 Short Plat No. 92-012, also being an East line of said Lot 3, Short Plat No. 95-029 to a common corner thereof; thence North 82 degrees 40' 05" West, 25.24 feet along the North line of said Lot 3, Short Plat No. 95-029; thence South 0 degrees 30' 30" East, 102.40 feet; thence North 89 degrees 35' 13" East, 190.00 feet, more or less, to the East line of said Lot 3 Short Plat No. 95-029 at a point bearing South 0 degrees 30' 30" East from the TRUE POINT OF BEGINNING; thence North 0 degrees 30' 30" West, 5.00 feet along said East line of Lot 3, Short Plat No. 95-029 to the TRUE POINT OF BEGINNING.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. 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: One anchor with guy line
Recording Date: November 14, 1963
Recording No.: 643177
2. 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 SKAGIT COUNTY SHORT PLAT NO. 92-012
:

Recording No: 9207150053
3. 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: Electric transmission and/or distribution line
Recording Date: October 26, 1992
Recording No.: 9210260016
4. 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 SKAGIT COUNTY SHORT PLAT NO. 95-029
:

Recording No: 9512290029
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

EXHIBIT "B"

Exceptions
(continued)

6. Title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof
Recording Date: January 17, 2003
Recording No.: 200301170112
7. Title Notification including the terms, covenants and provisions thereof
Recording Date: January 17, 2003
Recording No.: 200301170111
8. Setback Agreement including the terms, covenants and provisions thereof
Recording Date: July 21, 2004
Recording No.: 200407210070
9. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: December 12, 2006
Recording No.: 200612120130
Matters shown: Fence and wetland
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.

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 4/30/19
between JEFFREY KRAUS Amy KRAUS ("Buyer")
and Darcy Hamilton Tina Hull Vern Mast Jr. ("Seller")
concerning 10494 Collins Road Sedro Woolley WA 98284 (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.

Authentisign
Jeffrey Kraus 04/30/2019
4/30/2019 9:53:44 AM PDT
Buyer Date
Authentisign
GRK 04/30/2019
4/30/2019 9:52:58 AM PDT
Buyer Date

Darcy Hamilton
Darcy Hamilton 4-22-19
Seller Date
Tina Hull Tina Hull 4-22-19
Vern Mast Jr. 4-23-19
Seller Date