

When recorded return to:

Kraig Ritchie Ekstein and Sarah R. Ekstein
24216 Craig Road
Mount Vernon, WA 98274



201905310107

05/31/2019 02:35 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.: 620038252

CHICAGO TITLE

620038252

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gustavo Camacho, Jr. and Rhianna L. Camacho, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kraig Ritchie Ekstein and Sarah R. Ekstein, Husband and Wife

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.)

Lot(s): 6 and 7 Block: 7 Reserve to Montborne, tgw Ptn. Railroad Right-of -Way

Tax Parcel Number(s): P74730 / 4136-007-007-0007,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

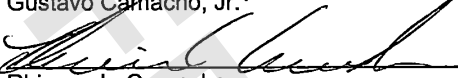
2019 2088

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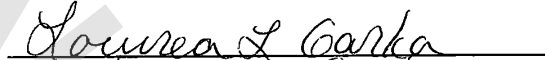
Amount Paid \$ 7837.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 17, 2019


Gustavo Camacho, Jr.
Rhianna L. CamachoState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Gustavo Camacho, Jr. and Rhianna L. Camacho are the persons who appeared before me, and said persons 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 30, 2019
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74730 / 4136-007-007-0007

Lots 6 and 7, Block 7, PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, according to the plat thereof, recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington;

TOGETHER WITH that portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore Eastern Railway), lying Easterly of the centerline of said right-of-way and between the Southwesterly extensions of both the Northwesterly and Southeasterly lines of Lot 7, Block 7, as said lines are delineated on the Plat of Reserve Add. To the Town of Montborne, according to the plat thereof, recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington;

ALSO TOGETHER WITH the additional railway right-of-way lying between said 100 foot wide right-of-way and said Block 7 and within said Southwesterly extension lines.

Situated in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. Encroachment of a mobile home onto the property adjacent on the Southeast by approximately .75 feet as delineated on survey recorded January 12, 1993 in Volume 13 of Surveys, page 187, under Auditor's File No. 9301120067, records of Skagit County, Washington.
2. Easement for as built West View Road as delineated on Survey recorded January 12, 1993, in Volume 13 of Surveys, page 187, under Auditor's File No. 9301120067, records of Skagit County, Washington.
3. Easement for Craig Road as delineated on Skagit County Assessor's Map.
4. Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 12, 2005
Auditor's No(s): 200507120006, records of Skagit County, Washington
In favor of: Thomas Schroers and Irene Schroers
For: Residential ingress and egress for one residence
Affects: Across the existing roadway as it now lies over property set forth
5. Easement(s) for the purpose(s) shown and rights incidental thereto, as granted in a document:
Recording Date: July 24, 2007
Recording No.: 200707240088
6. Agreement, including the terms and conditions thereof;
Recorded: July 24, 2007
Auditors File No.: 200707240090
7. Easement(s) for the purpose(s) shown and rights incidental thereto, as granted in a document:
Recording Date: December 14, 2007
Recording No.: 200712140083
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. 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 April 25, 2019
between Kraig Ekstein Sarah Ekstein ("Buyer")
Buyer Buyer
and Gustavo Camacho Jr Rhianna L Camacho ("Seller")
Seller Seller
concerning 24216 Craig Road Mount Vernon WA 98274 (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.

Authenticate
Kraig Ekstein 04/25/2019
Buyer 6:54:43 PM PDT Date

Authenticate
[Signature] 04/25/2019
Buyer 6:57:56 PM PDT Date

Authenticate
Gustavo Camacho Jr Anto Lopez 04/26/2019 05:19:19
Seller 2:03:33 PM PDT Date

Authenticate
Rhianna L Camacho [Signature] 04/26/2019 5:30:19
Seller 2:31:22 PM PDT Date