



201906280012

06/28/2019 09:38 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

When recorded return to:
Donald Sundean and Beverly Sundean
834 Katelyn Court
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038043

CHICAGO TITLE
W20038043

STATUTORY WARRANTY DEED

THE GRANTOR(S) Grandview Homes, LLC, a Washington 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 Donald Sundean and Beverly Sundean, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 1, "PLAT OF MAIBEN GLEN DIVISIONS 1 AND 2, " AS RECORDED NOVEMBER 13, 2017,
UNDER AUDITOR'S FILE NO. 201711130061, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P133964 / 6047-000-001-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2609
JUN 28 2019

Amount Paid \$ 6,945.22
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 19, 2019

Grandview Homes, LLC

BY: [Signature]
Scott T. Wammack
Managing Member

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that SCOTT T. WAMMACK

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Managing Member of Grandview Homes, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/20/19

[Signature]
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Mayville, WA
My appointment expires: 10/1/2019

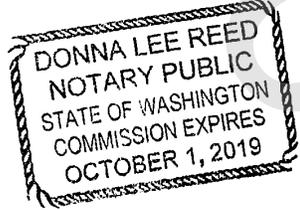


EXHIBIT "A"
Exceptions

1. Terms and conditions of City of Burlington Ordinance No. 1079
Recording Date: February 7, 1986
Recording No.: 8602070030
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: December 1, 2004
Recording No.: 200412010051
Matters shown: Mislocation of markers along the Westerly line of Parcel A
3. Grant of Easement and the terms and conditions thereof
Recording Date: April 22, 2009
Recording No.: 200904220097
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 13, 2009
Recording No.: 200907130127
5. Terms and conditions of Quit Claim Deed Boundary Line Adjustment
Recording Date: April 22, 2009
Recording No.: 200904220096
6. 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 Survey:
Recording No: 201008160071
7. Terms and conditions of Quit Claim Deed Boundary Line Adjustment
Recording Date: March 30, 2010
Recording No.: 201003300016

EXHIBIT "A"Exceptions
(continued)

8. Terms and conditions of Quit Claim Deed Boundary Line Adjustment
- Recording Date: August 13, 2010
Recording No.: 201008130064
9. Covenants, conditions and restrictions 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: June 4, 2013
Recording No.: 201306040050
10. Terms and conditions of Quit Claim Deed Boundary Line Adjustment
- Recording Date: May 1, 2015
Recording No.: 201505010100
11. Covenants, conditions and restrictions 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: February 8, 2018
Recording No.: 201802080042
12. Assessments, if any, levied by Helgeson 32 Long Plat Association, pursuant to instrument recorded under Auditor's File No. 201306040050.
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 30, 2016
Recording No.: 201609300214
Affects: Portion of said premises
14. Development Agreement including the terms, covenants and provisions thereof

EXHIBIT "A"Exceptions
(continued)

Recording Date: April 24, 2018
Recording No.: 201804240031

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 27, 2017
Recording No.: 201703270148
Affects: Portion of said premises

Amended by:
Recording Date: May 22, 2017
Recording No.: 201705220132

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

Granted to: Maiben Glen Homeowners Association
Purpose: Drainage
Recording Date: October 5, 2017
Recording No.: 201710050013
Affects: Portion of said premises

17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by Burlington.

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 June 7, 2019

between Donald Sundean Buyer Beverly Sundean Buyer ("Buyer")
and Grandview Seller ("Seller")
concerning 834 Katelyn Ct Address Burlington City WA 98233 State Zip (the "Property")

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.

Donald Sundean Buyer 6/7/19 Date
Beverly Sundean Buyer 6/7/19 Date
[Signature] Seller 6/7/19 Date