

When recorded return to:
Alexander Ambrose and Kaitlyn Ambrose
18732 Sulfer Springs Road
Mount Vernon, WA 98274



201907030039

07/03/2019 11:45 AM Pages: 1 of 5 Fees: \$105.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038331

CHICAGO TITLE
620038331

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert N. Haugen and Marianne E. Haugen, a married couple

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

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

Tract 2 of Skagit County Short Plat No. 93-044, approved June 15, 1995, and recorded June 22,
1995, under Auditor's File No. 9506220003 in Volume 11 of Short Plats page 223, records of
Skagit County, Washington, being a portion of the South 1/2 of Government Lot 6 of Section 6,
Township 33 North, Range 5 East, W.M.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P107634 / 330506-0-005-0400

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2750
JUL 03 2019

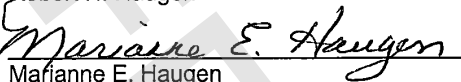
Amount Paid \$ 8371.⁰⁰
Skagit Co. Treasurer
By *msm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 24, 2019



Robert N. Haugen



Marianne E. Haugen

State of WASHINGTON

County of ~~SKAGIT~~ NOVUM

I certify that I know or have satisfactory evidence that Robert N. Haugen and Marianne E. Haugen 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.

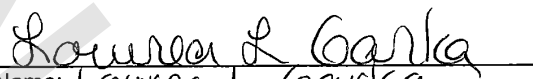
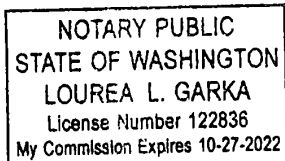
Dated: June 29, 2019Name: Lourea L. GarkaNotary Public in and for the State of WAResiding at: ArlingtonMy appointment expires: 10/27/2022

EXHIBIT "A"
Exceptions

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

Granted to: Nelson Neal Lumber Co.
Recording Date: May 5, 1950
Recording No.: 445262
2. Right, title and interest of Skagit County in and to mineral reservations in Government Lot 6 under Tax deed issued out of foreclosure for unpaid delinquent taxes, Tax Foreclosure Suit No T.J. 606 1/2, dated April 25, 1932 including the terms, covenants and provisions thereof

Recording Date: May 9, 1932
Recording No.: 250526
3. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: August 22, 1989
Recording No.: 8908220061
4. 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.
5. Boundary Line Covenant / Correction including the terms, covenants and provisions thereof

Recording Date: September 7, 1990
Recording No.: 9009070132
6. 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 7, 1990
Recording No.: 9005070085
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2

EXHIBIT "A"Exceptions
(continued)

Purpose: Sewer mains
Recording Date: October 29, 1992
Recording No.: 9210290050

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

Granted to: Skagit County Sewer District No. 2
Purpose: Sanitary Sewers
Recording Date: July 31, 1979
Recording No.: 7907310013

9. Agreement regarding sewer extension including the terms, covenants and provisions thereof

Recording Date: September 2, 1994 and February 14, 1995
Recording No.: 9409020048 and 9502140040

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

Granted to: Skagit County Sewer District No. 2
Purpose: Sewer Lines
Recording Date: April 17, 1995
Recording No.: 9504170078

11. 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.93-044:

Recording No: 9506220003

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

Granted to: Skagit County Sewer District No. 1
Purpose: Sewer line
Recording Date: April 17, 1995
Recording No.: 9504170078

13. Reservations and/or Exceptions contained in instrument including the terms, covenants and provisions thereof

EXHIBIT "A"Exceptions
(continued)

Recording Date: August 31, 2001
Recording No.: 200108310140

14. 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."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.