

When recorded return to:
Michael & Beth Gray
37961 Theo Lane
Concrete, WA 98237



201907090091

07/09/2019 03:26 PM Pages: 1 of 4 Fees: \$104.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038030

CHICAGO TITLE
620038030

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles W. Thompson and Conni L. Thompson, 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 Michael S. Gray and Beth A. Gray, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 1, OF "PLAT OF SKAGIT SUNSET DIVISION NO. 1:, AS PER PLAT RECORDED IN
VOLUME 16 OF PLATS, PAGES 49 AND 50, 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): P108075 / 4653-000-001-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2831
JUL 09 2019

Amount Paid \$ 11,664.⁰⁰
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 1, 2019

Charles W. Thompson
Charles W. Thompson

Conni L. Thompson
Conni L. Thompson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Charles W. Thompson and Conni L. Thompson 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: *July 8, 2019*
Candi Newcombe
Name: *Candi Newcombe*
Notary Public in and for the State of *WA*
Residing at: *174 Vernon*
My appointment expires: *Aug 1, 2021*

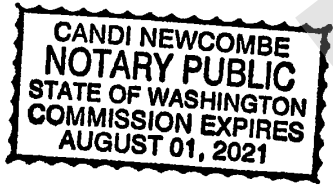


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF SKAGIT SUNSET DIV. NO. 1:

Recording No: 9506080039

WCT

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 7, 1993
Auditor's No(s): 9310070104, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: 10 feet of said premises being parallel to and coincident with the road
3. 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.
4. Notes on the face of Short Plat 42-89, as follows:
- A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
- B. Short Plat number and date of approval shall be included in all deeds and contracts.
- C. Zoning – Residential reserve.
- D. Sewage disposal – Individual septic systems.
- E. Water – Skagit County Water District No. 1
5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or

EXHIBIT "A"
 Exceptions
 (continued)

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;

Recorded: June 8, 1995

Auditor's No(s): 9506080040, records of Skagit County, Washington

Executed by: George J. Theodoratus and Lois M. Theodoratus, husband and wife

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: June 8, 1995
 Auditor's No(s): 9506080040, records of Skagit County, Washington
 Imposed By: George J. Theodoratus and Lois M. Theodoratus, husband and wife
7. Liability to future assessments, if any, as disclosed by document recorded June 8, 1995, under Auditor's File No. 9506080040, records of Skagit County, Washington..
8. 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."
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. Dues, charges, and assessments, if any, levied by Lot owners of Skagit Sunset Div. No. 1.