

When recorded return to:
Heather Tiffany Riley
P.O. Box 281
Clearlake, WA 98235

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3309

Aug 06 2019

Amount Paid \$5345.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039189

CHICAGO TITLE
620039189

STATUTORY WARRANTY DEED

THE GRANTOR(S) Monica Oaks, formerly Monica J. Krivanek, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Heather Tiffany Riley, a single woman

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

Lot 38, "Plat of Spring Meadows - Div. I", as per plat recorded in Volume 17 of Plats, pages 65 and
66, records of Skagit County, Washington.

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

Tax Parcel Number(s): P114863/4732-000-038-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 30, 2019


Monica OaksState of WASHINGTON
County of ~~SKAGIT~~ Yakima

I certify that I know or have satisfactory evidence that Monica Oaks 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.


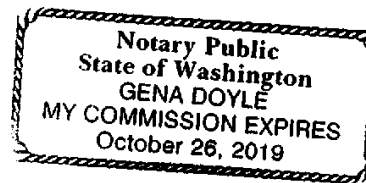
Dated: July 31, 2019
Name: Gena Doyle
Notary Public in and for the State of Washington
Residing at: Yakima County
My appointment expires: Oct 26, 2019

EXHIBIT "A"
Exceptions

1. 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 Plat of Spring Meadows - Div. 1.
2. Covenants, conditions, restrictions and easements 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 No.: 9903040085

Modification(s) of said covenants, conditions and restrictions

Recording No.: 9904150047, 9904150048, 9905250019, 200608280166, 200612070087, 2007240001

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Spring Meadows Homeowners Association
Recording No.: 9903040085
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by Sedro Woolley.

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 July 08, 2019
 between Heather Riley ("Buyer")
Buyer
 and Monica Oaks ("Seller")
Seller
 concerning 416 Spring Lane 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.

Authorized
Heather Riley 07/08/2019
 Buyer 12:28 PM PDT Date

Authorized
Monica Oaks 07/09/2019 731-19
 Seller 7:10:27 PM PDT Date

 Buyer Date

 Seller Date