

**When recorded return to:**  
Kenneth W. Albers and Lisa M. Albers  
18196 Montborne Road  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3475

Aug 16 2019

Amount Paid \$8851.60

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039391

**CHICAGO TITLE**

620039391

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Hakam Singh, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Kenneth W. Albers and Lisa M. Albers, a married couple

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): 5 and 6 Block: 28 PLAT OF THE TOWN OF MONTBORNE

Tax Parcel Number(s): P113678 / 4135-028-006-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 9, 2019

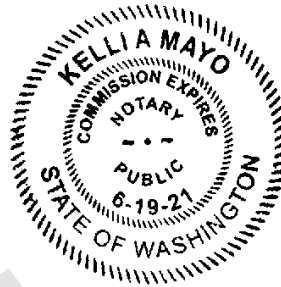
Hakam Singh  
Hakam Singh

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Hakam Singh is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/9/19

Kelli A Mayo  
Name: Kelli A Mayo  
Notary Public in and for the State of WA  
Residing at: Seattle, WA  
My appointment expires: 6/19/21



**EXHIBIT "B"**  
**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 the Town of Montborne:  
  
Recording No: Volume 2 of Plats, page 80
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Nelson-Neal Lumber Co.  
Purpose: Right of way for logging railroad  
Recording Date: April 7, 1936  
Recording No.: 277827  
Affects: Exact location and extent of easement is undisclosed of record
3. Lot Certification including the terms, covenants and provisions thereof  
  
Recording Date: November 10, 1998  
Recording No.: 9811100062
4. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,  
  
Recording Date: October 29, 2007  
Recording No.: 200710290098
5. Developer Extension Agreement Sewer including the terms, covenants and provisions thereof  
  
Recording Date: May 16, 2007  
Recording No.: 200705160093  
  
Amended by Auditor's File No. 200901210086
6. 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  
Recording Date: December 31, 2007  
Recording No.: 200712310195  
Affects: Vacated portions

**EXHIBIT "B"**

**Exceptions  
(continued)**

7. Quit Claim Deed Boundary Line Adjustment including the terms, covenants and provisions thereof  
Recording Date: March 7, 2008  
Recording No.: 200803070054
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: James O. Lyon Sr. and Penny E. Lyon husband and wife  
Purpose: Ingress, egress and utilities  
Recording Date: June 3, 2008  
Recording No.: 200806030040  
Affects: Portion of said premises
9. Public or private easements, if any, over vacated portion of said premises.
10. Plat Lot of Record Certification and the terms and conditions thereof:  
Recording Date: August 15, 2017  
Recording No.: 201708150071
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Utilities  
Recording Date: November 21, 2018  
Recording No.: 201811210076
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Skagit County Sewer District No. 2.
15. Assessments, if any, levied by PUD No. 1.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 21, 2019  
between Kenneth W Albers Lisa M Albers ("Buyer")  
Buyer Buyer  
and Hakam Singh ("Seller")  
Seller Seller  
concerning 18196 Montborne 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.

Authenticated: [Signature] 07/21/2019  
Buyer 7:03 PM PDT Date

[Signature] 7-22-19  
Seller Date

Authenticated: [Signature] 07/21/2019  
Buyer 7:03 PM PDT Date

Seller Date

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P113678 / 4135-028-006-0000**

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**Parcel A:**

Lots 5 and 6, Block 28, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH the Northeasterly  $\frac{1}{2}$  of the alley and the Southwesterly  $\frac{1}{2}$  of Washington Street adjacent thereto as conveyed by Quit Claim Deed recorded March 7, 2008, under Recording No. 200803070054, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**Parcel B:**

An easement for ingress, egress and utilities as conveyed in document recorded on June 3, 2008, under Recording No. 200806030040, records of Skagit County, Washington.

Situated in Skagit County, Washington.