

When recorded return to:
Kyle Leber and Christina Leber
24878 Old Day Creek Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3507
Aug 19 2019
Amount Paid \$7107.20
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620038996

Escrow No.: 620038996

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lee Miller and Konni F. Miller, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kyle Leber and Christina Leber, husband and wife and James
Smith and Judith Smith, husband and wife

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): 1 SKAGIT COUNTY SHORT PLAT 90-70 ; *being ptn. SE NE*

Tax Parcel Number(s): P30157 / 340506-1-002-0203

M4 *6-34-5*

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 12, 2019



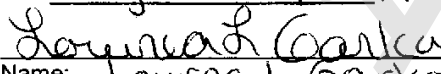
Lee Miller



Konni F. Miller

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lee Miller and Konni F. Miller 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: August 13, 2019


Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P30157 / 340506-1-002-0203

Lot 1, Short Plat No. 90-70, approved January 24, 1991, recorded January 24, 1991 in Book 9 of Short Plats, Page 307, under Auditor's File No. 9101240032 (Being a replat of Lot 2, Short Plat No. 23-90) and being a portion of the Southeast quarter of the Northeast quarter of Section 6, Township 34 North, Range 5 East of W.M.

Situate in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Clear Lake Water Company
Purpose: Water pipeline
Recording Date: February 14, 1938
Recording No.: 299145
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Public Utility District No. 1
Purpose: Water Pipeline
Recording Date: August 1, 1946
Recording No.: 394566
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Pacific Northwest Pipeline Corporation
Purpose: Pipeline
Recording Date: January 8, 1958
Recording No.: 560458
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Public Utility District No. 1
Purpose: Pipeline
Recording Date: July 25, 1961
Recording No.: 610341
5. Right-of-way as established in Skagit County Superior Court Cause No. 26093 in favor of Public Utility District No. 1 of Skagit County.
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 SKAGIT COUNTY SHORT PLAT NO. 23-90:

Recording No: 9005150055

EXHIBIT "B"

Exceptions
(continued)

7. 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. 90-70:
- Recording No: 9101240032
8. Matters of mis-located fencelines as disclosed by Short Plat No. 90-70
- Recording Date: January 24, 1991
Recording No.: 9101240032
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Daniel J. Heaton and Karen S. Heaton, husband and wife
Purpose: Waterline and utilities
Recording Date: June 29, 1995
Recording No.: 9506300048
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Sean P. Nispel and Stephanie H. Soto
Purpose: Ingress and egress
Recording Date: November 1, 1995
Recording No.: 9511010116
11. Assessments, if any, levied by Skagit County P.U.D. No. 1.
12. City, county or local improvement district assessments, if any.

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 13, 2019

between Kyle Leber Christina Leber ("Buyer")
Buyer Buyer
and Lee Miller Konni F Miller ("Seller")
Seller Seller
concerning 24878 Old Day Creek Road 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.

AuthentSIGN
Kyle Leber 07/16/2019
Buyer 3:25:52 PM PDT Date

AuthentSIGN
Lee Miller 07/16/2019
Seller 5:43:23 PM PDT Date

AuthentSIGN
Christina Leber 07/16/2019
Buyer 3:26:08 PM PDT Date

AuthentSIGN
[Signature] 07/16/2019
Seller 5:36:46 PM PDT Date