Skagit County Auditor, WA

When recorded return to: Chuck M. Martin 41734 Mountain View Lane Concrete, WA 98237

> SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

> > Affidavit No. 2019-3849 Sep 05 2019

Amount Paid \$806.00 Skagit County Treasurer By Marissa Guerrero Deputy

CHICAGO TITLE
U20039401

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620039401

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin W. Jarmin and JoAnn M. Jarmin, 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 Chuck M. Martin, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington: LOT 28, BLOCK I, CAPE HORN ON THE SKAGIT DIVISION NO. 2, AS RECORDED IN VOLUME 9 OF PLATS, PAGES 14 THROUGH 19, 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): P63307/ 3869-009-028-0003

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: August 5, 2019

State of WASHINGTON County of SKAGIT

I certify that I know or have satisfactory evidence that Kevin W. Jarmin and JoAnn M. Jarmin 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:

Name:

Notary Public in and for the State of Residing at:

My appointment expired:

DONNA LEE REED NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES OCTOBER 1, 2019

#### **EXHIBIT "A"**

#### Exceptions

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

Granted to: Puget Sound Power and Light Company

Purpose: Electric transmission and/or distribution line, together with necessary

appurtenances

Recording Date: August 17, 1965

Recording No.: 670429

Affects: As constructed and extended in the future at the consent of Grantee and

Grantor

2. 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 Cape Horn on the Skagit Division No. 2, recorded in Volume 9 of Plats, Pages 14 through 19:

Recording No: 682588

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting
any covenant or restrictions, if any, 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 law;

Recorded: July 13, 1965

Auditor's No(s).: 668869, records of Skagit County, Washington

AMENDED by instrument(s): Recorded: June 21, 1993

Auditor's No(s).: 9306210022, records of Skagit County, Washington

4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: December 15, 1976

Auditor's No(s).: 847451, records of Skagit County, Washington

#### **EXHIBIT "A"**

Exceptions (continued)

 Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: June 1, 1967

Auditor's No.: 816666, records of Skagit County, Washington As Follows: Use of said property for residential purposes only

6. Assessments or charges and liability to further assessments or charges, including the terms,

covenants, and provisions thereof, disclosed in instrument;

Recorded: June 1, 1967

Auditor's No.: 816666, records of Skagit County, Washington

Imposed By: Cape Horn Maintenance Company

 Terms conditions restrictions of that instrument entitled Skagit County Planning and Development Services Findings of Fact:

Recorded: April 4, 2007 Recording No.: 200704040097

- 8. 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.
- 9. Assessments, if any, levied by Cape Horn Maintenance Company.
- 10. City, county or local improvement district assessments, if any.

Form 22P Skaglt 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

Tite follow	ing is part of the inc	irchase and Sale Agreement date	d July 22, 2019	
between	Chuck M Martin			("Buver"
-	Buyer	Buyer		
and	Kevin Jarmin	Jo <b>An</b> n Jarm	in	("Seller"
	Seller	Seler		(
concerning	41734 Mountain	View Lane Concrete	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.

Church Zynto	7-12-019 Date	Seller	Julian-	<u>7-24-7</u>
Buyer	Date	Seller	- Jaim	7-24-14 Date