

**AFTER RECORDING MAIL TO:**

Larry W. and Sandra K. Hall  
3155 Swan Road  
Mount Vernon, WA 98273



**201909200145**

09/20/2019 03:30 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 02-173423-OE

***Land Title and Escrow***

**Statutory Warranty Deed**

**THE GRANTOR HERITAGE CONSTRUCTION GROUP, LLC, a Washington limited liability company** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **LARRY W. HALL and SANDRA K. HALL, a married couple** the following described real estate, situated in the County of **Skagit, State of Washington**.

Abbreviated Legal:

Lot 7, "ASHLEY'S VALLEY VIEW TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 43, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3859-000-007-0009, P61886

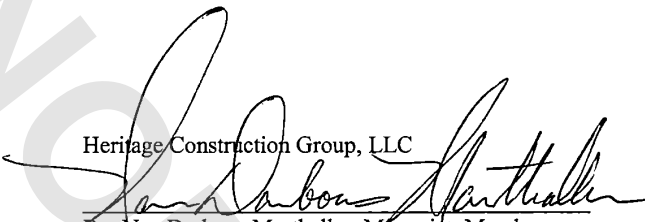
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 02-173423-OE.

Dated September 19, 2019

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20194110  
SEP 20 2019

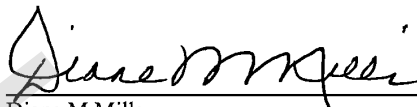
Amount Paid \$ 8015.00  
Skagit Co. Treasurer  
By *HB* Deputy

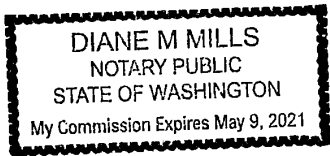
Heritage Construction Group, LLC  
  
By: Nan Darbous Marthaller, Managing Member,  
who also appears of record as Nannette Darbous  
Marthaller

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Nan Darbous Marthaller** is the person(s) who appeared before me, and said person(s) acknowledged she signed this instrument, on oath stated she is authorized to execute the instrument and acknowledged that as the **Managing Member** of **Heritage Construction Group, LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: September 19, 2019

  
\_\_\_\_\_  
Diane M Mills  
Notary Public in and for the State of Washington  
Residing Milton  
My appointment expires: May 9, 2021  
Expires \_\_\_\_\_



**EXHIBIT A**

Lot 7, "ASHLEY'S VALLEY VIEW TERRACE ADDITION TO SKAGIT COUNTY,  
WASHINGTON," as per plat recorded in Volume 7 of Plats, page 43, records of Skagit County,  
Washington.

Situate in the County of Skagit, State of Washington.

Authentisign ID: F150BFB0-322B-4010-9F45-C8E177EBEC11

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 August 03, 2019

between Larry W Hall Sandra K Hall ("Buyer")  
Buyer Buyer

and Heritage Construction Group, L ("Seller")  
Seller Seller

concerning 3155 Swan Road Mount Vernon WA 98273 (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.

Authentisign  
Larry W Hall 08/03/2019  
Buyer 5:27:29 PM PDT Date

Authentisign  
Heritage Construction Group, L.L.C. Trust, Sandra K Hall, Managing Trustee 08/04/2019  
Seller 8/4/2019 4:36:03 PM PDT Date

Authentisign  
Sandra K Hall 08/03/2019  
Buyer 5:29:15 PM PDT Date

Seller Date