

When recorded return to:

Kurtis A. Robbins and Catherine R. Robbins
21420 Rolling Ridge Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4195

Sep 27 2019

Amount Paid \$7854.80

Skagit County Treasurer

By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039799

CHICAGO TITLE

020039799

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sally Johnson and Gordon Johnson, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kurtis A. Robbins and Catherine R. Robbins, a married couple

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

Lot 28, "Rolling Ridge Estates No. 5", according to the Plat thereof, recorded in Volume 15 of
Plats, Pages 105 and 106, Records of Skagit County, Washington.

Situated in Skagit County, Washington.

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


Tax Parcel Number(s): P104356/ 4607-000-028-0007


Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 15, 2019



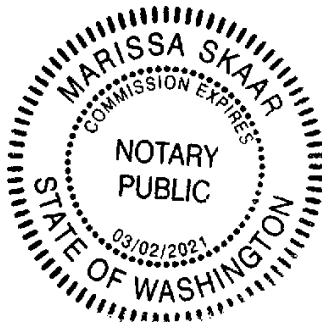
Sally Johnson



Gordon Johnson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Sally Johnson and Gordon Johnson 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: 9/26/19





Name: Marissa Skaar
Notary Public in and for the State of Washington
Residing at: Stanwood
My appointment expires: 3/2/2021

EXHIBIT "A"

Exceptions

1. 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 **PLAT OF ROLLING RIDGE ESTATES NO. 5:**

Recording No: 9308270020

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 Date: March 18, 1986
Recording No.: 711398

3. 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 Date: August 27, 1993
Recording No.: 9308270021

4. Exceptions and reservations as contained in instrument;

Recording Date: July 6, 1903
Recorded In.: Volume 51 of Deeds, Page 104

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: December 6, 1965
Recording No.: 675646

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

EXHIBIT "A"**Exceptions
(continued)**

Granted to: Puget Sound & Baker River Railroad Company
 Purpose: Railroad right-of-way
 Recording Date: July 30, 1907
 Recording No.: 63336

7. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: October 20, 2015
 Recording No.: 201510200055

8. Title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof

Recording Date: October 29, 2015
 Recording No.: 201510290032

9. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: December 7, 2015
 Recording No.: 201512070099

10. 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."

11. Notice of Decision Before the Skagit County Planning Director and the terms and conditions thereof:

Recording Date: May 14, 2019

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201905140046

12. City, county or local improvement district assessments, if any.
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.