



201909300209

09/30/2019 02:24 PM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

When recorded return to

Matthew R. Prombo and Jennifer R. Nelson  
822 Bella Vista Lane  
Burlington, WA 98233

**STATUTORY WARRANTY DEED**

1A-3276

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Keith Knoernschild, a single man as his separate estate

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Matthew R. Prombo and Jennifer R. Nelson, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description:  
Tract F, Tinas Coma

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P117121 & 4755-000-999-0000

Dated: 9/26/19

Keith Knoernschild  
Keith Knoernschild

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20194247  
SEP 30 2019

Amount Paid \$ 129.60

Skagit Co. Treasurer  
By HB Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-3276-KS

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Keith Knoernschild 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 the instrument.

Dated: 26<sup>th</sup> day of September, 2019

Mary Miller  
Signature

Notary Public  
Title

My appointment expires: 01.19.2022



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: Hillcrest Drive, Burlington, WA 98233  
Tax Parcel Number(s): P117121 & 4755-000-999-0000

**Property Description:**

Tract "F", PLAT OF TINAS COMA, as per plat recorded on August 11, 2000 under Auditor's File No. 200008110004, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT B**

19-3276-KS

**1. RESERVATIONS CONTAINED IN DEED**

Executed by: David A. Welts  
Recorded: July 10, 1996  
Auditor's No: 9607100037  
As Follows:

"Grantor reserves to himself areas known as the Cross, ATT Wireless Service fka Telpage Northwest, and an area known as the Landfill, and easements for ingress and egress and utilities to these parcels, all of which matters are contained in a document entitled 'BURLINGTON HILL AGREEMENT', executed contemporaneously with this document."

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9512290071

**2. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:**

Plat/Subdivision Name: Tinas Coma  
Recorded: August 11, 2000  
Auditor's No: 200008110004

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

**3. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: August 16, 2000  
Recorded: August 24, 2000  
Auditor's No: 200008240005  
Executed by: Property Investors, LLC, a Washington limited liability company

**4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Continental Telephone Company, State of Washington, County of Skagit, Nationwide Cablevision, Puget Sound Power and Light  
Dated: Not Disclosed  
Recorded: July 6 1977  
Auditor's No: 859943  
Purpose: Utility purposes  
Area Affected: That part of vacated Anacortes Street in Lots 32, 33, Tracts "H" and "J"

**5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Crowther Properties LLC  
Recorded: June 26, 2009

Statutory Warranty Deed  
LPB 10-05

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Auditor's No.: 200906260093

Area Affected: A 10 foot strip in common areas Tracts B and C

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200906150129.



## Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.