

When recorded return to:
Baljinder Singh and Karamjeet Kaur
693 Humphrey Pl
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4383

Oct 08 2019

Amount Paid \$3921.00
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.: 620040250

CHICAGO TITLE
620040250

STATUTORY WARRANTY DEED

THE GRANTOR(S) Grandview Homes, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Baljinder Singh and Karamjeet Kaur, a married couple

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

LOT 1 AND LOT 7, PLAT OF MAIBEN GLEN DIVISION 3, AS PER PLAT RECORDED ON
AUGUST 5, 2019 UNDER RECORDING NUMBER 201908050121, 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): P134875 / 6067-000-001-0000, P134881 / 6067-000-007-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 2, 2019

Grandview Homes, LLC

BY: [Signature]
Scott T. Wammack
Managing Member

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Scott T. Wammack

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Managing Member of Grandview Homes, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/3/19



[Signature]
Name: Marissa Skaar
Notary Public in and for the State of WA
Residing at: [Signature]
My appointment expires: 3/2/2021

EXHIBIT "A"
Exceptions

1. Terms and conditions of City of Burlington Ordinance No. 1079
Recording Date: February 7, 1986
Recording No.: 8602070030
2. Grant of Easement and the terms and conditions thereof
Recording Date: April 22, 2009
Recording No.: 200904220097
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 13, 2009
Recording No.: 200907130127
Affects: As described therein
4. Terms and conditions of Quit Claim Deed Boundary Line Adjustment
Recording Date: April 22, 2009
Recording No.: 200904220096
5. Terms and conditions of Quit Claim Deed Boundary Line Adjustment
Recording Date: March 30, 2010
Recording No.: 201003300016
6. Terms and conditions of Quit Claim Deed Boundary Line Adjustment
Recording Date: August 13, 2010
Recording No.: 201008130064
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 Survey:
Recording No: 201008160071

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

8. Covenants, conditions and restrictions 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: June 4, 2013
Recording No.: 201306040050

9. Terms and conditions of Quit Claim Deed Boundary Line Adjustment

Recording Date: May 1, 2015
Recording No.: 201505010100

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 27, 2017
Recording No.: 201703270148
Affects: As described therein

Amended by:
Recording Date: May 22, 2017
Recording No.: 201705220132

11. Covenants, conditions and restrictions 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: February 8, 2018
Recording No.: 201802080042

12. 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 the Plat of Maiben Glen, Division 3:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 201908050121

An agreement recorded October 23, 2018 at Recording No.: 201810230126 which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: October 23, 2018
Recording No.: 201810230124

13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Burlington.
15. Assessments, if any, levied by Helgeson 32 Long Plat Association, pursuant to instrument recorded under Auditor's File No. 201306040050.

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 9/11/2019

between Baljinder Singh Karanjeet Kaur ("Buyer")
Buyer Buyer
and Grandview Homes LLC ("Seller")
Seller Seller
concerning 1017 and 1005 Umbarger Court Burlington WA 98233 (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.

Baljinder Singh
Buyer Date

[Signature] 9/12/19
Seller Date

Karanjeet Kaur 9/11/19
Buyer Date

Seller Date