

When recorded return to:
Susan Miller
1900 Tundra Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4578
Oct 21 2019
Amount Paid \$6769.00
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.: 620039909

CHICAGO TITLE
620039909

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kristi Lynn Thomas, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Susan Miller, a single woman

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

LOT 18, PLAT OF TRUMPETER MEADOWS, AS PER PLAT RECORDED ON OCTOBER 12,
2005, UNDER AUDITOR'S FILE NO. 200510120048, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

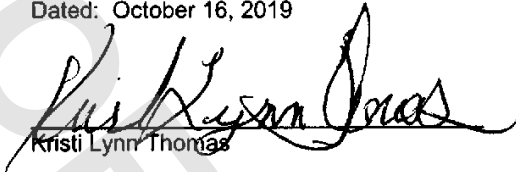
Tax Parcel Number(s): P123480 / 4872-000-018-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: October 16, 2019


Kristi Lynn Thomas

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kristi Lynn Thomas is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 19, 2019


Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

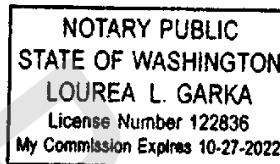


EXHIBIT "A"

Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: June 8, 1906
Auditor's No.: 57557, records of Skagit County, Washington
Executed By: State of Washington

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 22, 1979
Auditor's No(s): 7906220042, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Water pipelines

3. Reservation contained in Deed:

Executed by: State of Washington
Auditor's No.: 64282

As Follows: Reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right to entry for opening, developing, and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

4. Standard Participation Contract (Regarding Sewers), including the Terms and Provisions thereof:

Between: City of Mount Vernon, a Municipal Corporation
And: James Hickman
Dated: July 13, 1979
Recorded: July 19, 1979
Auditor's No.: 7907190021

5. 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 Plat of Trumpeter Meadows:

Recording No: 200510120048

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

6. 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 22, 2006

Recording No.: 200602220046

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: February 22, 2006
 Auditor's No(s): 200602220046, records of Skagit County, Washington
 Imposed By: Landmark Building and Development

8. 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."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by City of Mount Vernon.
11. City, county or local improvement district assessments, if any.