

When recorded return to:
Donald Rhodes and Holly Struthers
21301 Plaza Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4584
Oct 21 2019
Amount Paid \$6012.50
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.: 620040272

CHICAGO TITLE
620040272

STATUTORY WARRANTY DEED

THE GRANTOR(S) Margaret E. Cartwright, Trustee of the Gerald F. and Margaret E. Cartwright Living Trust, dated May 1, 2003

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Donald Rhodes and Holly Struthers, husband and wife

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

LOT 13, BLOCK 1, LAMM'S PLAT OF PANORAMA VIEW LOTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 39, 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): P67765 / 3965-001-013-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 17, 2019

Gerald F. and Margaret E. Cartwright Living Trust, dated May 1, 2003

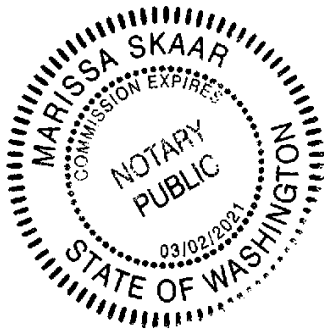
BY Margaret E. Cartwright, Trustee
Margaret E. Cartwright, Trustee

State of WA
Clallam County of Mason

I certify that I know or have satisfactory evidence that Margaret E. Cartwright

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 Trustee of Gerald F. Cartwright and Margaret E. Cartwright Living Trust dated May 1, 2003 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/17/19



M. Skaar
Name: Marissa Skaar
Notary Public in and for the State of WA
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, 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 Panorama View Lots, recorded in Volume 7 of Plats, Page 39:

Recording No: 518609

2. Exceptions and reservations as contained in instrument;
 Recorded: March 22, 1902
 Auditor's No.: Volume 44 of Deeds, page 412, records of Skagit County, Washington
 Executed By: W.M. Lindsey and Emma S. Lindsey, his wife
 As Follows: Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals with right of entry to take and remove same

3. 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, 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 in the document

Recording Date: June 14, 1955
 Recording No.: 519356

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 11, 1956
 Recording No.: 535987

4. 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,

EXHIBIT "A"

Exceptions
(continued)

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."

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