

When recorded return to:
Torrey Lautenbach and Julia Lautenbach
17191 Sam Bell Rd
Bow, WA 98232



201910250100

10/25/2019 03:38 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040032

CHICAGO TITLE

620040032

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mission Holdings, Inc., a Washington Corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Torrey Lautenbach and Julia Lautenbach, a married couple

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

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

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

Lot 1, Delvan Hill Short Plat; SW NE 10-35-4

Tax Parcel Number(s): P36117/ 350410-1-003-0305, P36116/ 350410-1-003-0206, P36115/
350410-1-003-0107

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20194693
OCT 25 2019

Amount Paid \$ 5345.00
Skagit Co. Treasurer
By *81* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 27, 2019

Mission Holdings, Inc., a Washington Corporation

BY: Lurline Hammer
Lurline Hammer
Secretary

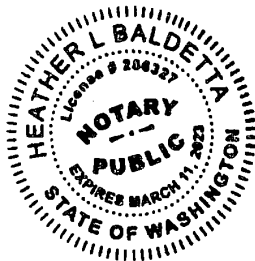
BY: Jerry Hammer
Jerry Hammer
President

State of Washington

County of Whatcom

I certify that I know or have satisfactory evidence that Lurline Hammer and Jerry Hammer
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 Secretary and president of Mission Holdings, Inc., a Washington Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 21, 2019



Heather L. Baldetta
Name: Heather Baldetta
Notary Public in and for the State of Washington
Residing at: Bellingham
My appointment expires: March 11, 2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P36117/ 350410-1-003-0305, P36116/ 350410-1-003-0206 and P36115/
350410-1-003-0107

Parcel 1 (P36115 / 350410-1-003-0107):

Lot 1, Delvan Hill Short Plat, according to the plat thereof recorded on March 11, 2011 under Auditor's File No. 201103110048, records of Skagit County, Washington;

Except that portion lying within the West 1/5 of the Northwest quarter of the South half of the Southwest quarter of the Northeast quarter of Section 10, Township 35 North, Range 4 East, W.M.;

AND except that portion lying within the East 1/5 of the Northwest quarter of the South half of the Southwest quarter of the Northeast quarter of Section 10, Township 35 North, Range 4 East, W.M.;

AND together with an easement for access and utilities as granted in Reciprocal Access & Utility Easement recorded under Auditor's File No. 201409180008, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel 2 (P36116 / 350410-1-003-0206):

That portion of Lot 1, Delvan Hill Short Plat, according to the plat thereof recorded on March 11, 2011 under Auditor's File No. 201103110048, records of Skagit County, Washington, lying within the East 1/5 of the Northwest quarter of the South half of the Southwest quarter of the Northeast quarter of Section 10, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Parcel 3 (P36117 / 350410-1-003-0305):

That portion of Lot 1, Delvan Hill Short Plat, according to the plat thereof recorded on March 11, 2011 under Auditor's File No. 201103110048, records of Skagit County, Washington, lying within the West 1/5 of the Northwest quarter of the South half of the Southwest quarter of the Northeast quarter of Section 10, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

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

Granted to: Pope and Talbot, Inc.
Purpose: Road
Recording Date: November 1, 1941
Recording No.: 346022
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress, access, road and utility purposes
Recording Date: October 24, 1960
Recording No.: 600143
Affects: Portion of said premises and other property
3. Title Notification and the terms and conditions thereof:

Recording Date: August 23, 1999
Recording No.: 199908230108
4. Waiver and Covenant not to Sue Skagit County and Adjacent to Natural Resource Land Property Owners, including the terms, covenants and provisions thereof;

Recording Date: August 23, 1999
Recording No.: 199908230107
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 the Delvan Hill Short Plat No. PL09-413:

Recording No: 201103110048
6. 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 No.: 200211200118

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 200702220121
Recording No.: 200702220122
Recording No.: 200702220123

Regarding: Well protection

7. Protected Critical Area Site Plan, including the terms, covenants and provisions thereof;

Recording Date: February 3, 2005
Recording No.: 200502030099

8. 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: October 4, 2005
Recording No.: 200510040105

Affects: Parcel 1

9. 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
Recording Date: July 26, 2006
Recording No.: 200607260047
Affects: Said premises and other property

10. Lot of Record Certification(s), including the terms, covenants and provisions thereof;

Recording Date: December 20, 2006
Recording No.: 200612200121

Recording Date: March 11, 2011
Recording No.: 201103110049

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

Granted to: Skagit County
Purpose: Protected Critical Areas
Recording Date: March 11, 2011

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 201103110050
Affects: Portion of said premises and other property

12. 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 11, 2011
Recording No.: 201103110051

13. Liens and charges as set forth in the above mentioned declaration,

Payable to: Delvan Hill Homeowners Association

14. Any failure to comply with terms and conditions contained in the instrument creating the easement described as

Purpose: Access and utilities
Recording Date: September 18, 2014
Recording No.: 201409180008

Reference is hereby made to said document for full particulars.

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said easement by the common users.

15. 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 Avalon Heights:

Recording No: 200708220070

16. 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

EXHIBIT "B"Exceptions
(continued)

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."

17. The Land is designated on the tax rolls as forest land and the land value reduced pursuant to RCW 84.33. The timber located thereon is not taxed as real property but will be subject to collection of a tax upon harvesting thereof. In the event that said Land is removed from its present designation of forest land, an assessment of a compensating tax for prior years may apply.
18. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by Delvan Hill Homeowners Association.