

201911140064

11/14/2019 11:32 AM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor, WA

When recorded return to:
Angie L. Dixon
903 East Lynn Street
Seattle, WA 98102

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4979
Nov 14 2019
Amount Paid \$10667.20
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.: 620039616

CHICAGO TITLE
020039616

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric W. Klos and Brenda L. Klos, Husband and Wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Angie L. Dixon, a married person as her separate property

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.)

TRACT 6, Survey 790946, ptn. NW, 34-36-1E, W.M.

Tax Parcel Number(s): P46814 / 360134-0-001-1301

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 4, 2019

E. W. Klos
Eric W. Klos

Brenda L. Klos
Brenda L. Klos

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Eric W. Klos and Brenda L. Klos
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: November 13 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

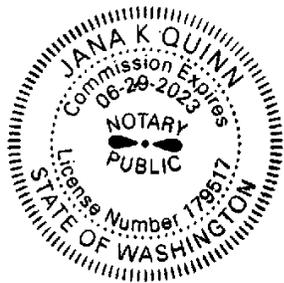


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P46814 / 360134-0-001-1301

Parcel A:

Tract 6 of that certain Survey of a portion of Section 34, Township 36 North, Range 1 East, W.M., recorded September 18, 1973, under Auditor's File No 790946 in Book 1 of Surveys at Page 13, records of Skagit County, Washington.

Parcel B:

A non-exclusive easement for road and utility purposes over and across that certain road as delineated on the face of said Survey and as described and set forth in that certain "easement" recorded March 27, 1974, under Auditor's File No. 798371, records of Skagit County, Washington.

ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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: March 27, 1974
Recording No.: 798365

2. 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: September 24, 1973
Recording No.: 798366

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 12, 1974
Recording No.: 804786

Recording Date: March 02, 1976
Recording No.: 830955

Recording Date: December 8, 1992
Recording No.: 9212080064

Recording Date: July 19, 1994
Recording No.: 9407190129

Recording Date: June 7, 1995
Recording No.: 9506070107

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

Granted to: All present and future property owners
Purpose: Ingress, egress and utilities
Recording Date: March 27, 1974
Recording No.: 798371

As shown and delineated on the parcel and survey map identified as Heiber and Crossman drawing no. 3019 of September 6, 1973

EXHIBIT "B"**Exceptions
(continued)**

4. 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 NO. 790946:
- Recording No: 790946
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: State of Washington Department of Resources
 Purpose: Ingress, egress and utilities and right to take water
 Recording Date: March 1, 1976
 Recording No.: 830916
6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
7. Agreement regarding Development of adjoining properties, building of fence, use of water from wee on Tract 4, etc. including the terms, covenants and provisions thereof
- Recording Date: March 18, 1976
 Recording No.: 831924
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Cypress Island Homeowners Association.
10. City, county or local improvement district assessments, if any.

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 November 01, 2019
between Angie L Dixon ("Buyer")
Buyer Buyer
and Eric W Klos Brenda L Klos ("Seller")
Seller Seller
concerning Cypress Island Cypress Island WA 98221 (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.

 10/31/19
Buyer Date

Buyer Date

Authenticat
Brenda L Klos 11/01/2019
Seller 11/01/2019 12:51:08 PM PDT Date

Authenticat
 11/01/2019
Seller 11/01/2019 12:48:14 PM PDT Date