

AFTER RECORDING MAIL TO:  
Mrs. Julie M. Sager and Mr. Steven G. Sager  
1615 Woodland Dr  
Mount Veron, WA 98274



202001310109

01/31/2020 12:41 PM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

Filed for Record at Request of  
Hecker Wakefield & Feilberg, P.S.  
Escrow Number: 2019348RH

Land Title and Escrow

01-175030-0

Statutory Warranty Deed

Assessor's Tax Parcel Number(s): 350331-0-011-0400, P126742

THE GRANTOR Richard and Linda Stearns, LLC, a Washington Limited Liability Company,  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand  
paid, conveys and warrants to Julie M. Sager and Steven G. Sager, a married couple,

the following described real estate, situated in the County of Skagit, State of Washington;  
Parcel "B" of record of Survey recorded under Auditor's File No. 200803210001, records of Skagit County,  
Washington, being a portion of Block 3, A. SIEGFRIED'S FIRST PLAT OF BAYVIEW PADILLA BAY,  
as per the plat recorded in Volume 1 of Plats, page 3, also being a portion of the PLAT OF BAYVIEW  
(MCKENNA & ELLOTT'S 2ND ADDITION), as per the plat recorded in Volume 3 of Plats, page 19, also  
being a portion of Government Lot 1, Section 31, Township 35 North, Range 3 East, W.M., also portions of  
vacated streets and alleys abutting, records of Skagit County, Washington. Situate in the County of Skagit,  
State of Washington.

Subject to easements, restrictions, reservations, covenants, and conditions of record as shown on attached  
Exhibit A, by this reference made a part hereof.

Dated January 21, 2020

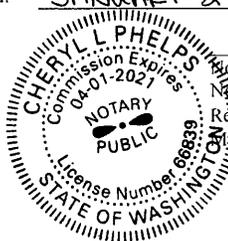
Richard and Linda Stearns, LLC

*Rebecca J. Bomann SASH MGR Richard and Linda Stearns LLC*  
By: Rebecca J. Bomann, Director of SASH Inc., A  
Washington Corporation, Manager

STATE OF Washington }  
County of King , SS:

I certify that I know or have satisfactory evidence that Rebecca J. Bomann  
Rebecca J. Bomann signed this instrument, on oath stated that She is  
authorized to execute the instrument and acknowledged it as the Director of SASH, Inc, Manager  
of Richard and Linda Stearns, LLC to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated: JANUARY 23, 2020



*Cheryl L Phelps*  
Notary Signature  
Notary Public in and for the State of Washington  
Residing Seattle  
appointment 4-1-2021

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2020387  
JAN 31 2020

Amount Paid \$ 4165.00  
Skagit Co. Treasurer  
By *BT* Deputy

LPB

**EXHIBIT A**

A. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: A. Siegfried's First Plat of Bay View Padilla Bay  
Recorded: April 11, 1884  
Auditor's No.: Volume 1 of Plats, page 3

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Purpose: Ingress, egress and utilities  
Area Affected: Over a portion of subject lands  
Recorded: December 11, 1972

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Purpose: Water line  
Area Affected: A portion of subject lands and other lands  
Recorded: March 7, 2007  
Auditor's No.: 200703070059

D. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: October 2, 2007  
Auditor's File No.: 200710020051  
As follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

E. QUIT CLAIM DEED, AND THE TERMS AND CONDITIONS THEREOF:

Recorded: December 14, 2007  
Auditor's No.: 200712140106  
Regarding: Vacation of roads and alley

PB  
1-23-2020

EXHIBIT A

F. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: March 21, 2008  
Auditor's File No.: 200803210001  
Affects; Subject lands and other lands

G. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: September 30, 2019  
Auditor's File No.: 201909300189  
(A correction of Auditor's File No. 200710050132)

- H. Easements, if any, for public utilities, pipelines or facilities installed in any portion of the vacated street or alley, lying within the land, together with the right of ingress and egress to repair, maintain, replace and remove the same.
- I. Any private right to use any portion of the vacated street or alley, lying within the land.

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.

RB  
1-23-2020