

When recorded return to:

Cynthia L. Garzina
8220 19th Ave. NE
Seattle, WA 98115

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-450

Feb 06 2020

Amount Paid \$1333.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040488

CHICAGO TITLE
620040488

STATUTORY WARRANTY DEED

THE GRANTOR(S) George V. Jelmborg, a married person as his separate property and Maria B. Allred, a married person as her separate property and Anna C. Jelmborg, a married person as her separate property

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Cynthia L. Garzina, an unmarried person

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

The East Half Lot 6, all of Lots 7 and 8, Block 4, SOUND VIEW ADDITION TO SIMILK BEACH No 2, according to the plat thereof recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington.

Together with that portion of vacated Jigger St as vacated under Auditor's File No. 199912100127, 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): P69375 / 4005-004-008-0001

Subject to:

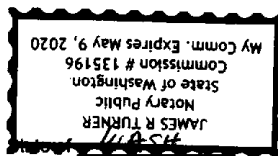
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: 2-1-2020X George V. Jelmborg
George V. JelmborgX Maria B. Allred
Maria B. AllredX Anna C. Jelmborg
Anna C. JelmborgState of WASHCounty of Grant

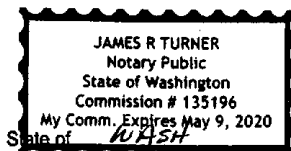
I certify that I know or have satisfactory evidence that

George V. Jelmborg
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: 2-1-2020

James R. Turner
Name: James R. TURNER
Notary Public in and for the State of WASH
Residing at: MOSES LAKE, WA. 98857
My appointment expires: May 9, 2020

County of Grant

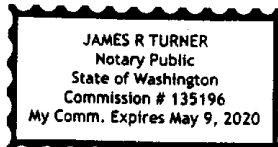
I certify that I know or have satisfactory evidence that

Maria B. ALLRED
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: 2-1-2020

James R. Turner
Name: James R. TURNER
Notary Public in and for the State of WASH
Residing at: MOSES LAKE, WA. 98857
My appointment expires: May 9, 2020

State of WASHCounty of Grant

I certify that I know or have satisfactory evidence that

Anna C. Jelmborg
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: 2-1-2020

James R. Turner
Name: James R. TURNER
Notary Public in and for the State of WASH
Residing at: MOSES LAKE, WA. 98857
My appointment expires: May 9, 2020

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument:

Recording Date: August 25, 1936
Recording No.: 282028
In favor of: Similk Beach Development Co.
For: Right-of-way for water pipes, sewer pipes and telephone and electric lights, poles and wires
Affects: Portion of said premises
2. 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: August 25, 1936
Recording No.: 282028
3. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way abandoned by resolution or ordinance

Recording Date: December 10, 1999
Recording No.: 199912100127
Affects: vacated street
4. Plat Lot of Record Certification and the terms and conditions thereof.

Recording Date: September 4, 2018
Recording No.: 201809040153
5. Reasonable Use Exception Determination and the terms and conditions thereof:

Recording Date: December 26, 2018
Recording No.: 201812260053
6. 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 Record of Survey:

Recording No: 201907240019
7. 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."