

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Chad Leo Rathjen  
11049 Second St  
Mount Vernon, WA 98273

202004210088  
04/21/2020 03:32 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

Filed for Record at Request of  
Hecker Wakefield & Feilberg, P.S.  
Escrow Number: 2020097RH

Land Title and Escrow

01-174639-0

Statutory Warranty Deed

Abbreviated Legal Description: Pcl A, Survey, AF#200803210001 (Ptns Blks 2&3, Siegfred's 1<sup>st</sup> plat of Bayview Padilla Bay, also ptn Plat of Bayview (McKenna & Elliott's 2<sup>nd</sup> add)

Assessor's Tax Parcel Number(s): 4069-002-021-0001/P71144

Additional legal(s) on attached Exhibit A

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 Chad Leo Rathjen and Amanda Marlene Rathjen, husband and wife,

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

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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

Dated April 15, 2020

Richard and Linda Stearns, LLC

By: Rebecca Bomann/SASH MGR Richard and Linda Stearns  
Rebecca Bomann, Director of SASH Inc., as  
Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2020 1401  
APR 21 2020

Amount Paid \$ 13,523.00  
By HPB Skagit Co. Treasurer Deputy

STATE OF Washington }  
County of King } SS:

I certify that I know or have satisfactory evidence that Rebecca 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 Lind Stearns, LLC to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated: 04/17/20

Nicole M. Tolson  
Notary Signature  
Notary Public in and for the State of Washington  
Residing Kent, WA  
My appointment expires 04/04/23

**EXHIBIT A**

Parcel "A" of record of Survey recorded under Auditor's File No. 200803210001, records of Skagit County, Washington, being a portion of Blocks 2 and 3, A. SIEGFRED'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 & ELLIOTT'S 2<sup>ND</sup> 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.

RB  
4-17-2020

**EXHIBIT B**

- 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. Siegfred's First Plat of Bay View Padilla Bay  
 Recorded: April 11, 1884  
 Auditor's No.: Vol.1 of Plats, page 3
- B. 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: Plat of Bayview (McKenna & Elliott's 2<sup>nd</sup> Addition)  
 Recorded: March \_\_, 1894  
 Auditor's No.: Vol. 3 of Plats, page 19
- C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
 Grantee: Stanley Straub and Linda Straub, husband and wife,  
 their heirs and assigns  
 Purpose: Ingress, egress and utilities over a part of subject land  
 and other lands  
 Area Affected: See document for full particulars  
 Dated: October 4, 1972  
 Recorded: December 11, 1972  
 Auditor's No.: 778057
- D. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:  
 Recorded: September 25, 2006  
 Auditor's File No.: 200609250139  
 (Affects a portion of subject land and other lands)
- E. NOTICE OF ON-SITE SEWAGE SYSTEM STATUS AND THE TERMS AND CONDITIONS THEREOF:  
 Between: Skagit County  
 And: Linda Stearns  
 Recorded: November 13, 2006  
 Auditor's File No.: 200611130181
- F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
 Grantee: Linda Stearns  
 Purpose: Water line  
 Area Affected: The water line is centered in the 10-foot easement  
 Dated: March 7, 2007  
 Recorded: March 7, 2007  
 Auditor's No.: 200703070059  
 (Affects a portion of subject lands and other lands)
- G. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:  
 Recorded: October 1, 2007  
 Auditor's File No.: 200710010209
- H. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:  
 Recorded: October 5, 2007  
 Auditor's File No.: 200710050131
- I. 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."
- J. QUIT CLAIM DEED AND THE TERMS AND CONDITIONS THEREOF:  
 Between: Skagit County, a Political Subdivision of the State of  
 Washington  
 And: Richard W. Stearns and Linda R. Stearns, husband and  
 wife  
 Dated: November 26, 2007  
 Regarding: Vacation of roads and alley  
 Recorded: December 14, 2007  
 Auditor's No.: 200712140106

RB 4-17-2020

**EXHIBIT B****K. MATTERS DISCLOSED BY RECORD OF SURVEY:**

Prepared By: Skagit Surveyors & Engineers  
Recorded: March 21, 2008  
Auditor's File No.: 200803210001

- L. 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.

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.

4-17-2020