202006110045
06/11/2020 11:11 AM Pages: 1 of 5 Fees: $107.50
Skagit County Auditor, WA

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When recorded return to:
Matthew Lynch
Rubicon I.D.C. LLC
3715 W 4th Steet
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2066
Jun 11 2020
Amount Paid $3485.00
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

CHICAGO TITLE
620042782

Escrow No.: 620042782

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brent D. Lambert and Patricia C. Lambert, 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 Rubicon I.D.C. LLC, a Washington limited liability company

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

LOT 12, SKYLINE NO. 5, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 56 THROUGH 58, INCLUSIVE, 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): P59325 / 3821-000-012-0007

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: May 31, 2020

Brent D. Lambert

Patricia C. Lambert

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Brent D. Lambert and Patricia C. Lambert are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 10 2020

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

JANA K QUINN
Commission Expires
06-29-2023
NOTARY
PUBLIC
License Number 179517
STATE OF WASHINGTON

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EXHIBIT "A"
Exceptions

1. 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 Skyline No. 5, recorded in Volume 9 of Plats, Pages 56 through 58:

   Recording No: 716842

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: September 16, 1968
   Recording No.: 718213

   Modification(s) of said covenants, conditions and restrictions

   Recording Date: May 12, 2005
   Recording No.: 200505120052

3. The Terms, Conditions and Reservations as disclosed in Ordinance No. 2348:

   Recording Date:February 15, 1995
   Recording No.: 9502150073

4. Bylaws Skyline Beach Club and the terms and conditions thereof

   Recording Date: July 28, 2009
   Recording No.: 200907280031

   Modification(s) of said Bylaws

   Recording Date: August 29, 2013
   Recording No.: 201308290044

   Modification(s) of said Bylaws

   Recording Date: December 21, 2018
   Recording No.: 201812210006

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EXHIBIT "A"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 8, 2020
Recording No.: 202005080022

5. Assessments, if any, levied by Skyline Beach Club, Inc..

6. Assessments, if any, levied by City of Anacortes.

7. City, county or local improvement district assessments, if any.

Weichert
REALTORS
Vanson Associates

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 May 08, 2020

between David Ross (Buyer), Nicole Ross (Buyer) ("Buyer")

and Undisclosed (Seller), Brent D. and Patricia C. Lambert (Seller) ("Seller")

concerning 2102 Highland Drive (Address), Anacortes (City), WA 98221 (State Zip) (the "Property")

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.

Authentisign David Ross 8:52:26 AM PDT	05/08/2020	BDL	05/10/2020
Buyer	Date	Seller	Date
Authentisign Nicole Ross 8:55:07 AM PDT	05/08/2020	PCL	05/10/2020
Buyer	Date	Seller	Date

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