

When recorded return to:
Shari Marie Raymond and Robert Alan Raymond
17184 Snee-Oosh Road
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2079

Jun 12 2020

Amount Paid \$7893.00

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.: 620041756

CHICAGO TITLE
620041756

STATUTORY WARRANTY DEED

THE GRANTOR(S) James W. Mayo and Lacey Root Mayo, a married couple and Robert A. Seltzer, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Shari Marie Raymond and Robert Alan Raymond, a married couple

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

Lot 7, REPLAT OF LOTS 1, 2, 3 AND 4, BLOCK 5, WAGNER'S HOPE ISLAND ADDITION, according to the plat thereof recorded in Volume 10 of Plats, page 7, 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): P77684/ 4183-000-007-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 1, 2020

[Signature]
James W. Mayo

[Signature]
Robert A. Seltzer

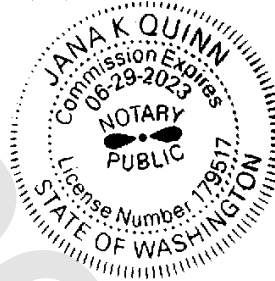
[Signature]
Lacey Root Mayo

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that James W. Mayo and Lacey Root Mayo is the persons who appeared before me, and said they 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 03 2020

[Signature]
Name: JANAK QUINN
Notary Public in and for the State of WASHINGTON
Residing at Arlington
My appointment expires: 06/29/2023



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert A. Seltzer is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 03 2020

[Signature]
Name: JANAK QUINN
Notary Public in and for the State of WASHINGTON
Residing at Arlington
My appointment expires: 06/29/2023

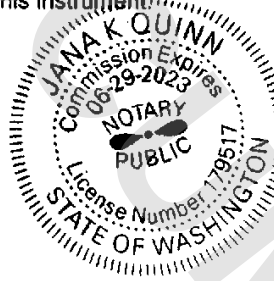


EXHIBIT "A"
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:
Recording Date: January 13, 1931
Recording No.: 240219
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: March 5, 1937
Recording No.: 287331
3. 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 REPLAT OF LOTS 1-4, BLOCK 5, WAGNER'S HOPE ISLAND ADDITION:

Recording No: 757795
4. Any law, ordinance or regulation of an Indian Tribe or the effect of any violation of any such law, ordinance or regulation; Rights of eminent domain or rights of police power exercised by an Indian Tribe or Nation.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Swinomish Indian Tribal Community
Purpose: Public Water line
Recording Date: December 8, 2003
Recording No.: 200312080007
Affects: East 10 feet of said premises
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. 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

EXHIBIT "A"Exceptions
(continued)

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."