

When recorded return to:
Brianna Robbins and Daniel Robbins
858 Summerhill Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3190

Aug 18 2020

Amount Paid \$13790.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY

620041832

Escrow No.: 245427650

STATUTORY WARRANTY DEED

THE GRANTOR(S) Toby Richner and Sue Richner, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Brianna Robbins and Daniel Robbins, a married couple

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

Lot 5 and Tract "D" of "SKYVIEW DREAM ACRES", as recorded May 28, 2003, under Skagit County Auditor's File No. 200305280141.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P120433, 4815-000-005-0000

Subject to: Exhibit "A" attached hereto by reference and made a part hereof

STATUTORY WARRANTY DEED
(continued)

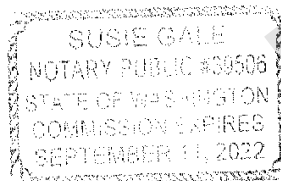
Dated: August 10, 2020

Toby Richner
Toby Richner
Sue Richner
Sue Richner

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Toby Richner and Sue Richner 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: Aug. 18, 2020
Susie Gale
Name: Susie Gale
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 9/11/22



**Statutory Warranty Deed
(continued)
EXHIBIT "A"**

Escrow No.: 245427650

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 20, 1950

Auditor's No(s).: 447275, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: A portion of the subject property

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: December 30, 1953

Auditor's No(s).: 496763, records of Skagit County, Washington

For: Road right-of-way

Affects: The South Half of the South Half of the Northwest Quarter of the Southwest Quarter and the

Southwest Quarter of the Southwest Quarter of Section 4, Township 36 North, Range 4 East of the Willamette Meridian

Regulatory notice/agreement that may include covenants, conditions and restrictions, affecting the subject property;

Executed By: Skagit County Hearing Examiner

Recorded: July 31, 2000

Auditor's File No.: 200007310110, records of Skagit County, Washington

Reservations contained in instrument;

Executed By: Daryl Kilwine and Meredith Kilwine, husband and wife

Recorded: January 30, 2002

Auditor's File No.: 200201300041, records of Skagit County, Washington

Protective covenants and/or easements but omitting restrictions, if any, based on race, color religion or national

origin, a copy of which is hereto attached.

Dated: May 13, 2003

Recorded: May 28, 2003

Auditor's File No.: 200305280142, records of Skagit County, Washington

Executed By: Western Washington Corporation of Seventh-Day Adventists

**Statutory Warranty Deed
(continued)
EXHIBIT "A"**

Agreement, including the terms and conditions thereof; entered into;
By: Western Washington Corporation of Seventh Day Adventists
And Between: Skagit County
Recorded: May 28, 2003
Auditor's No.: 200305280143, records of Skagit County, Washington
Providing: Protected Critical Area Agreement

Terms and provisions of operation and maintenance manual for the Skyview Dream Acres, recorded May 28, 2003, under Skagit County Auditor's File No. 200305280144, records of Skagit County, Washington.

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 Skyview Dream Acres:
Recording No: 200305280141

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: May 28, 2003
Auditor's No(s): 200305280142, records of Skagit County, Washington
Imposed By: Western Washington Corporation of Seventh Day Adventists

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

**Statutory Warranty Deed
(continued)
EXHIBIT "A"**

restriction is permitted by applicable law, as set forth in the document

Recording Date: September 17, 2019

Recording No.: 201909170052

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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 July 8, 2020

between Brianna Robins Daniel Robbins ("Buyer")
Buyer Buyer
and Toby Richner Sue Richner ("Seller")
Seller Seller
concerning 858 Summerhill Dr. Sedro Woolley WA 98284 (the "Property")
Address City State Zip

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.

Authenticat
07/08/2020
Brianna Robbins
Buyer
7/8/2020 10:03:26 PM PDT Date

Toby Richner 7-8-2020
Seller Date

Authenticat
07/08/2020
Daniel Robbins
Buyer
7/8/2020 10:03:53 PM PDT Date

Sue Richner 7/8/2020
Seller Date

BR DR