

When recorded return to:
Richard Leroy Moon and Amanda Jolene Moon
10326 Hendrickson Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3228

Aug 20 2020

Amount Paid \$5125.00
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.: 620043503

CHICAGO TITLE
620043503

STATUTORY WARRANTY DEED

THE GRANTOR(S) Martin L. Apt and Lydia M. Apt, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Richard Leroy Moon and Amanda Jolene Moon, husband and wife

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

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

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

Ptn. SE NW 30-35-6

Tax Parcel Number(s): P42092 /
350630-2-007-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P42092 /
350630-2-007-0006

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: July 31, 2020

Martin L. Apt
Martin L. Apt

Lydia M. Apt
Lydia M. Apt

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Martin L. Apt and Lydia M. Apt 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: August 11, 2020

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Legal Description

**For APN/Parcel ID(s): P42092 /
350630-2-007-0006**

That portion of the South Half of the North one-third of the Southeast Quarter of the Northwest Quarter of Section 30, Township 35 North, Range 6 East of the Willamette Meridian, lying Westerly of the centerline of road easement as described May 19, 1970, under Auditor's File No. 739124, records of Skagit County, Washington.

TOGETHER WITH the North 35 feet of that portion of the South one-third, as measured along the West line thereof, of the North Half of the Southeast Quarter of the Northwest Quarter of Section 30, Township 35 North, Range 6 East of the Willamette Meridian, lying Westerly of the centerline of that certain road easement described in Declaration of Easement recorded May 19, 1970, under Auditor's File No. 739124, records of Skagit County, Washington.

AND TOGETHER WITH a non-exclusive easement 60 feet in width for ingress, egress and utilities as more fully set forth under those certain Declarations of Easements recorded April 29, 1970 and May 19, 1970, under Auditor's File No. 738432 and 739124, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Recording Date: April 29, 1970
Recording No.: 738432
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Recording Date: May 19, 1970
Recording No.: 739124
3. Title Notification and the terms and conditions thereof ;
Recording Date: August 16, 1999
Recording No.: 199908160138
4. Terms, conditions, and restrictions of that instrument entitled Title Notification Property Designated Rural Resource Lands;
Recording Date: August 16, 1999
Recording No.: 199908160139
5. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recording Date: November 30, 1999
Recording No.: 199911300010
6. Agreement, including the terms and conditions thereof;
Recording Date: March 31, 2003
Recording No.: 200003310116
Providing: Operation and Maintenance Agreement for Sewage Treatment System
7. Terms, conditions, and restrictions of that instrument entitled Order on Variance VA-99-0711;
Recording Date: May 2, 2000
Recording No.: 200005020037
8. 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

EXHIBIT "B"Exceptions
(continued)

Survey:

Recording No: 200205300251

9. Covenants, conditions, restrictions and easements 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: November 18, 2004

Recording No.: 200411180082

10. 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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.