



202009150188

09/15/2020 03:30 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

When recorded return to:
Brent Lindberg
3810 Laurel Court
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020/09/15
SEP 15 2020

Amount Paid \$ 2147.40
Skagit Co. Treasurer
By *MM* Deputy

CHICAGO TITLE
620044352

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044352

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lynn S. Clay and Susie L. Clay who acquired title as Mary E. Richards, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration as part of a IRS 1031 Tax Deferred Exchange to Brent Lindberg, an unmarried person

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

Lot 9, EAGLEMONT PHASE 1E, according to the plat thereof, recorded October 30, 2000, under Auditor's File No. 200010300157, 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): P117428 / 4765-000-009-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

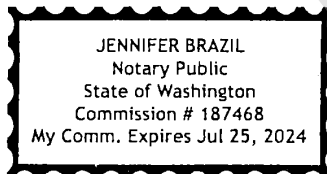
Dated: September 12, 2020

Lynn S. Clay
Lynn S. Clay

Susie L. Clay
Susie L. Clay

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lynn S. Clay and Susie L. Clay 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: 9-15-2020

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **PLAT OF EAGLEMONT PHASE 1A:**

Recording No: 9401250031

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **PLAT OF EAGLEMONT PHASE 1E:**

Recording No: 200010300157

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation
Purpose: 10 ft. right of way contract
Recording Date: October 11, 1993
Recording No.: 9310110127

4. 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: November 2, 1993
Recording No.: 9311020145

5. 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: September 6, 2000
Recording No.: 200009060009

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

EXHIBIT "A"Exceptions
(continued)

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 Survey:

Recording No: 9212110080

7. Easement Agreement and the terms and conditions thereof:

Recording Date: May 23, 2000
Recording No.: 200005230026

8. Reservations and recitals contained in the Deed as set forth below:

Recording Date: February 6, 1942
Recording No.: 349044

No determination has been made as to the current ownership or other matters affecting said reservations.

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: January 25, 1994
Recording No.: 9401250030

And Amendments thereto recorded under recording no. 9512110030, recording no. 960318011, recording no. 200002010099 and recording no. 20010907014.

10. Liens and charges as set forth in the above mentioned declaration,

Payable to: Sea-Van Investments Association

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.
13. Assessments, if any, levied by City of Mount Vernon.

EXHIBIT "A"

Exceptions
(continued)

14. Dues, charges, and assessments, if any, levied by Sea-Van Investments Association.

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 August 24, 2020
between Brent Lindberg ("Buyer")
Buyer Buyer
and Lynn S Clay Susie L Clay ("Seller")
Seller Seller
concerning 3810 Laurel Ct Mount Vernon WA 98274 (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.

Authenticator
Brent Lindberg 08/24/2020
Buyer Date

Buyer Date

Authenticator
Lynn S Clay 07/23/2020
Seller Date

Authenticator
Susie L Clay 07/23/2020
Seller Date