

When recorded return to:
Wayne Richards
PO Box 29742
Bellingham, WA 98228

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4100
Oct 07 2020
Amount Paid \$757.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620040614

Escrow No.: 245432037

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Leonard Ayers , an unmarried man as his separate estate

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 Wayne Richards, an unmarried man

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

LOTS 36 AND 37, ~~BLOCK 1~~ CAPE HORN ON THE SKAGIT DIVISION NO. 2, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 14 THROUGH 19, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

*BLOCK 1

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P63316, 3869-009-037-0002

See attached Exhibit "A for Subject to:

STATUTORY WARRANTY DEED
(continued)

Dated: October 5, 2020

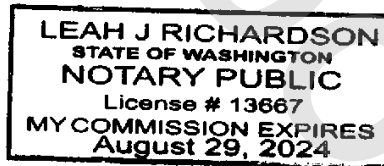
Michael Leonard Ayers
Michael Leonard Ayers

State of WASHINGTON
County of WHATCOM

I certify that I know or have satisfactory evidence that Michael Leonard Ayers 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: October 6, 2020

[Signature]
Name: _____
Notary Public in and for the State of _____
Residing at: ESUMY
My appointment expires: 8-29-2024



STATUTORY WARRANTY DEED
(continued)

EXHIBIT "A:

Subject to:

1. .1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 17, 1965
Recording No.: 670429
Affects: As constructed and extended in the future at the consent of Grantee and Grantor
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 Cape Horn on The Skagit
Division No. 2:
Recording No: 682588
3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: July 13, 1965
Auditor's No.: 668869, records of Skagit County, Washington
AMENDED by instrument(s):
Recorded: June 21, 1993
Auditor's No.: 9306210022, records of Skagit County, Washington
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: December 15, 1976
Auditor's No(s): 847451, records of Skagit County, Washington

STATUTORY WARRANTY DEED

(continued)

5. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: June 13, 1966

Auditor's No.: 684050

As Follows: Use of said property for residential purposes only
(Lot 36)

Recorded: September 11, 1966

Auditor's No.: 718065

As Follows: Use of said property for residential purposes only
Lot 37)

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: June 13, 1966

Auditor's No.: 684050, records of Skagit County, Washington

Imposed By: Cape Horn Maintenance Company
(Lot 36)

Recorded: September 11, 1966

Auditor's No.: 718065, records of Skagit County, Washington

Imposed By: Cape Horn Maintenance Company
(Lot 37)

7. The Terms, Conditions and Reservations as disclosed in "Skagit County Planning and Development Services Findings of Fact"

Recording Date: April 4, 2007

Recording No.: 200704040097

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 September 16, 2020
between Wayne Richards ("Buyer")
and Michael Ayers ("Seller")
concerning 41820 Mountain View Lane Concrete WA 98247 (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.

Wayne Richards 09/17/2020
Buyer's 2020 PSEPT Date

Michael Ayers 9/19/20
Seller Date

Buyer Date

Seller Date