

**When recorded return to:**  
**Andrew J. Stalker and Megan E. Stalker**  
**11420 Michael Place**  
**Burlington, WA 98233**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4101

Oct 07 2020

Amount Paid \$17795.00

Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044446

**CHICAGO TITLE**

620044446

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ellis E. Evans and Kimberly A. Perry, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Andrew J. Stalker and Megan E. Stalker, a married couple

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

Lot 15, PLAT OF KABALO HEIGHTS, according to the plat thereof, recorded May 25, 2000, under  
Auditor's File No. 200005250077, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P115735 / 4753-000-015-0000, P116825 / 4753-000-015-0100

Subject to:

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

# **STATUTORY WARRANTY DEED** (continued)

Dated: September 27, 2020

Ellis E. Evans

Ellis E. Evans

Kimberly A. Perry

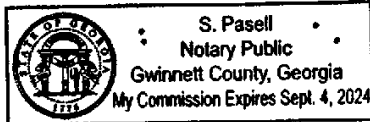
Kimberly A. Perry

State of Georgia  
County of Habersham

I certify that I know or have satisfactory evidence that Ellis E. Evans is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/2/2020

S. Pasell

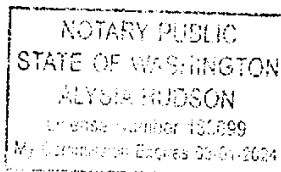


Name: S. Pasell  
Notary Public in and for the State of Georgia  
Residing at: Gwinnett Co GA  
My appointment expires: 09/04/2024

State of Washington  
County of Skagit

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

Dated: 10/6/2020



Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Aningen  
My appointment expires: 03.01.2024

## EXHIBIT "A"

### Exceptions

1. Easement, including the terms and conditions thereof, conveyed by instrument;  
 Recorded: March 11, 1960  
 Auditor's No.: 591915, records of Skagit County, Washington  
 In favor of: J.D. Benotsen and Gretchen Benotsen, husband and wife  
 For: Roadway  
 Affects: Said plat, the exact location and extent of said easement is undisclosed of record
  
2. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: January 10, 1964  
 Auditor's No.: 645278, records of Skagit County, Washington  
 In favor of: Olympic Pipe Line Company  
 For: Right-of-way for pipelines and appurtenances  
 Affects: Westerly portion of the East Half of the Northwest Quarter  
  
 This easement was amended and restated by an instrument;  
 Recorded: January 22, 2001  
 Auditor's No.: 200101220007, records of Skagit County, Washington
  
3. Easement, including the terms and conditions thereof, disclosed by instrument;  
 Recorded: September 1, 1993  
 Auditor's No.: 9309010028, records of Skagit County, Washington  
 In favor of: Florence A. Berry  
 For: Ingress, egress and utilities  
 Affects: Said plat, the exact location and extent of said easement is undisclosed of record
  
4. 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 KABALO HEIGHTS:  
  
 Recording No: 200005250077
  
5. Easement, including the terms and conditions thereof, granted by instrument;  
 Dated: May 25, 2000  
 Recorded: May 25, 2000  
 Auditor's No.: 200005250078, records of Skagit County, Washington  
 In favor of: Public  
 For: The use and unobstructed passage of aircraft over and above said lands

**EXHIBIT "A"****Exceptions  
(continued)**

6. Right of way for ditches, constructive notice of which is contained in various instruments of record.
7. Agreement, including the terms and conditions thereof; entered into;  
 By: Mike Loughin  
 And Between: Skagit County  
 Recorded: April 24, 1998  
 Auditor's No.: 9804240008, records of Skagit County, Washington  
 Providing: Approval of preliminary plat of Kabalo Heights
8. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
 Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
 From: The State of Washington  
 Recorded: July 6, 1940  
 Auditor's No.: 327185, records of Skagit County, Washington  
 Executed By: The Federal Land Bank of Spokane  
 As Follows: Reserving unto the Federal Land Bank of Spokane 50% of all minerals, oil and gas in or under the above described land
9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;  
 Recorded: October 19, 2000  
 Auditor's No(s): 200010190054, records of Skagit County, Washington  
 Executed By: Donald H. Leavitt, Manager, Kabalo Heights
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
 Recorded: October 19, 2000  
 Auditor's No(s): 200010190054, records of Skagit County, Washington  
 Imposed By: Donald H. Leavitt, Manager, Kabalo Heights  
 Affects: Lots 1-20 Kabalo Heights
11. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: June 24, 2002  
 Auditor's No(s): 200206240174, records of Skagit County, Washington  
 For: Storm Water Management
12. Affect, if any, of Quit Claim Deed recorded January 12, 2004, under Auditor's File No. 200401120009, records of Skagit County, Washington.

**EXHIBIT "A"****Exceptions  
(continued)**

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 In Favor of: Public  
 Purpose: The use of unobstructed passage of aircraft over and above said lands  
 Recording Date: May 25, 2000  
 Recording No.: 200005250078
  
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: Olympic Pipeline Company  
 Purpose: Amended and restated easement for pipeline  
 Recording Date: January 22, 2001  
 Recording No.: 200101220007
  
15. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof:  
  
 Recording Date: April 18, 2001  
 Recording No.: 200104180048
  
16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
17. City, county or local improvement district assessments, if any.
  
18. Assessments, if any, levied by Kabalo Heights Association.
  
19. 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

**EXHIBIT "A"**

Exceptions  
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."