

When recorded return to:
Julia Rauch
1159 Chuckanut Ridge Drive
Bow, WA 98232

CHICAGO TITLE
670044098

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
10500 NE 8th St., Suite 600
Bellevue, WA 98004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4150

Oct 09 2020

Amount Paid \$15570.00

Skagit County Treasurer
By Heather Beauvais Deputy

Escrow No.: 0190006-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) AA Wealth Management Inc., a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Julia Rauch, an unmarried person

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. Lot B, SKAGIT COUNTY SHORT PLAT NO. 53-78 and Ptn. NE SW and SE SW, 20-34-5E,
W.M.

Tax Parcel Number(s): P30380/340520-3-003-0002, P119492/40520-3-003-0200,
P113607/340520-3-005-0100, P113605/ 340520-3-006-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 6, 2020

AA Wealth Management Inc.

BY: [Signature]
Bin Han
CFO

State of ~~WASHINGTON~~ ^{YIA} CALIFORNIA
County of ~~SNOHOMISH~~ ^{YIA} LOS ANGELES

I certify that I know or have satisfactory evidence that Bin Han is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as CFO of AA Wealth Management Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: OCT 10 4 12020

[Signature]
Name: YOLANDA HIDALGO
Notary Public in and for the State of CALIFORNIA
Residing at: LOS ANGELES COUNTY
My appointment expires: JAN 12 2023

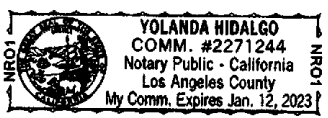


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **P30380/340520-3-003-0002, P119492/40520-3-003-0200,
P113607/340520-3-005-0100 and P113605/ 340520-3-006-0100**

PARCEL "A":

That portion of the following described tract lying West of the Northerly prolongation of the East line of Tract "A" of Short Plat No. 53-78, recorded in Volume 3 of Short Plats, page 2, under Auditor's File No. 886473:

The South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 34 North, Range 5 East, W.M. Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tract "B" of Short Plat No. 53-78, approved August 24, 1978, and recorded August 29, 1978 in Volume 3 of Short Plats, page 2, under Auditor's File No. 886473, records of Skagit County, Washington; being a portion of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ all in Section 20, Township 34 North, Range 5 East, W.M.

EXCEPT that portion described as follows:

Beginning at the Northwest corner of Tract A of said Short Plat No. 53-78; thence North $89^{\circ}14'06''$ West along the Westerly prolongation of the North line of said Tract A, a distance of 328.89 feet; thence South $02^{\circ}03'28''$ West parallel with the West line of said Tract A, a distance of 662.19 feet to the South line of said Tract B; thence South $89^{\circ}09'55''$ East along said South line, a distance of 328.88 feet to the Southwest corner of said Tract A; thence North $02^{\circ}03'28''$ East along the West line of said Tract A, a distance of 662.60 feet to the point of beginning.

ALSO, EXCEPT that portion of said Tract "B" lying East of Tract "A" of said Short Plat. Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for road and utilities, over and across an existing 60 foot roadway as reserved in deed to Paul C. Creelman et ux, recorded July 9, 1999, under Auditor's File No. 9907090006, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Parcel D:

A 20 foot easement for ingress, egress and utility purposes to a single family residence only, over and across the following described real property, said easement to be situated on the existing road over said property and to be measured 10 feet out on each side from the centerline of said road: The West 500 feet of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 5 East, W.M., EXCEPT the South 40 feet thereof; ALSO all that portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, lying East of Nookachamps Creek, and all that portion of the North 300 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, lying West of Nookachamps Creek and East of the County Road, all in Section 30, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: A. C. Thiele
Purpose: Ingress, egress and utilities
Recording Date: December 5, 1977
Recording No.: 869831
2. 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 SKAGIT COUNTY SHORT PLAT NO. 53-78:

Recording No: 886473
3. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof
Recording Date: December 10, 1996
Recording No.: 9612100066
4. Shoreline Substantial Development Conditional Use Permit No. SHL 95 038 including the terms, covenants and provisions thereof
Recording Date: January 30, 1996
Recording No.: 9601300049
Recording Date: June 20, 1998
Recording No.: 9806120007
5. Special Use Permit No SPU 94-037 including the terms, covenants and provisions thereof
Recording Date: January 30, 1996
Recording No.: 9601300050
Recording Date: June 12, 1998
Recording No.: 9806120006
6. Conditions contained in Deed including the terms, covenants and provisions thereof
Recording Date: July 9, 1999
Recording No.: 9907090006
Grantor and Grantee shall maintain the easement and roadway in perpetuity within its present boundary or such boundaries as may be agreed to by all parties hereto. The surface of the roadway shall be maintained so as to allow free and reasonable passage of such vehicular traffic as may be reasonable and necessary in order that all parties may enjoy full and free use of the parcels of real property affected hereby. The cost of maintaining the easement/roadway shall be borne in equal shares by the ownership of each parcel of real property affected thereby. In the event Grantees or Grantors place any utilities in any of the easement(s) described herein, the party placing such utilities in the easement(s) and the party for whose benefit said utilities are installed, shall bear the entire cost of installation of the same; shall hold harmless and indemnify any other parties hereto with regard to the use of installation of the said utilities, and shall restore the said easement(s)/roadway to its condition prior to the placement of any such utility in the easement, unless otherwise agreed to by the parties in writing. The utility installation shall be in compliance with all applicable building codes and other governmental regulations. The reservation and easement is appurtenant to and shall run with each parcel of real property described in Tracts "A" and "B". The terms of this reservation/easement shall be binding on all heirs, successors and assigns of the parties hereto. In the event that any of the owners institute a suit concerning the reservation/easement, the prevailing party(ies) shall be entitled to reasonable attorney's fees. The venue of any suit shall be in the county in which the property is located.
7. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,
Recording Date: November 23, 1999

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 199911230052

8. Title Notification including the terms, covenants and provisions thereof
Recording Date: September 7, 2001
Recording No.: 200109070123
9. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey.
Recording Date: May 31, 2016
Recording No.: 201605310051
10. Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: October 12, 2017
Recording No.: 201710120137
11. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
12. 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."
13. The Land has been classified as Timber and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:
Recording No.: 751313
Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.
14. The Land has been classified as Forest and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:
Recording No.: 200102060070
Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Affects: Portion of said premises

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 09, 2020
between Julia Rauch ("Buyer")
Buyer Buyer
and AA Wealth Management Inc. ("Seller")
Seller Seller
concerning 25141 Star View Road Mount Vernon WA 98273 (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.

Authenticating
Julia Rauch 09/09/2020
Buyer Date
09/09/2020 1:28:10 PM PDT

Authenticating
Bin Han, CFO 09/09/2020
Seller Date
09/09/2020 6:30:12 PM PDT

Buyer Date

Seller Date