

**When recorded return to:**

Ryan J. Wallace and Lea M. Wallace  
11070 Irene Pl  
Mount Vernon, WA 98273

**CHICAGO TITLE**

1020043764

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043764

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4151

Oct 09 2020

Amount Paid \$2805.00

Skagit County Treasurer

By Marissa Guerrero Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tim DeLarm and Darlene DeLarm, 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 Ryan J. Wallace and Lea M. Wallace, a married couple

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

**Parcel A:**

Lot 7, PLAT OF IRENE PLACE, according to the plat thereof, recorded September 18, 2007, under  
Auditor's File No. 200709180075, 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): P126650 /  
4940-000-007-0000

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

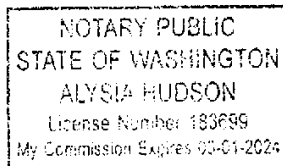
Dated: September 30, 2020

Tim DeLarm  
Tim DeLarm  
Darlene DeLarm  
Darlene DeLarm

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Tim DeLarm and Darlene DeLarm  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 10-04-2020

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arington  
My appointment expires: 03-01-2024

## EXHIBIT "A"

### Exceptions

1. 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 PLAT OF IRENE PLACE:

Recording No: 200709180075

2. Covenants, conditions and restrictions 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: September 18, 2007

Recording No.: 200709180079

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 15, 2007

Recording No.: 200710150178

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

Payable to: Down Property Mgt., LLC

4. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Easement;

Recording Date: September 18, 2007

Recording No.: 200709180078

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: September 18, 2007

Recording No.: 200709180077

In favor of: Port of Skagit County

For: Avigation

Affects: Said premises and other property

6. Easement, including the terms and conditions thereof, granted by instrument;

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: November 14, 2006  
 Recording No.: 200611140125  
 In favor of: Puget Sound Power & Light Company  
 For: Underground electric system, together with necessary appurtenances  
 Affects: Said premises and other property

7. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: September 18, 2007  
 Recording No.: 200709180076

8. SELLER'S NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS

Recording Date: November 29, 2007  
 Recording No.: 200711290098

Affects: Parcel B only

9. Notice and Acknowledgement of Airport and Aircraft Operations and Noise Disclosure - Skagit Regional Airport Environs

Recording Date: December 7, 2007  
 Recording No.: 200712070112

Affects: Parcel B only

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."

**EXHIBIT "A"**

Exceptions  
(continued)

11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Down Property Mgt., LLC.