

When recorded return to:

Jessica K Sprague and Michael A Glover
616 Shiloh Lane
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044260

CHICAGO TITLE
620044260

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4195

Oct 13 2020

Amount Paid \$5125.00
Skagit County Treasurer
By Heather Beauvais Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven Robinson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jessica K Sprague and Michael A Glover, a married couple

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.)

Lot(s): 8 and Ptn.,. 7, Elk Run Estates


Tax Parcel Number(s): P105052 / 4619-000-008-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 27, 2020


Steven RobinsonState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Steven Robinson 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.


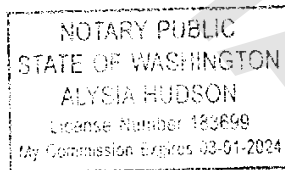
Dated: 10.08.2020
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P105052 / 4619-000-008-0007

Lot 8 of "ELK RUN ESTATES", as per plat recorded in Volume 15 of Plats, page 173, records of Skagit County, Washington; being an amendment of the Plat of "MAX SUTTON ESTATES", as per plat recorded in Volume 15 of Plats, pages 161 and 162, which is an amendment of plat recorded in Volume 15 of Plats, pages 127 and 128, records of Skagit County, Washington.

TOGETHER WITH a portion of Lot 7 of said "ELK RUN ESTATES", lying Westerly of the following described line:

Beginning at the Southwest corner of Lot 6 of "ELK RUN ESTATES" (formerly Max Sutton Estates); thence North 87°51'00" West, along the Northerly right-of-way line of Shiloh Lane, 62.30 feet; thence along the arc of a 20 foot radius curve right, through a central angle of 39°42'21" a distance of 13.86 feet to the true point of beginning of this line description; thence North 02°08'18" West, 170.41 feet to a point on the North line of said Lot 7, the terminus of this line description.

Situated in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. COVENANTS AGAINST BLASTING WITHOUT NOTICE WITHIN 300 FEET OF TRANSMISSION LINE AND CONDITIONS THEREIN, including the terms, covenants and provisions thereof

Recording Date: September 19, 1930
Recording No.: 237288
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 17, 1991
Recording No.: 9109170014
3. 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: underground Electric transmission and/or distribution line
Recording Date: February 5, 1992
Recording No.: 9202050076
4. 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: May 23, 1994
Recording No.: 9405230140
5. 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 Elk Run Estates:

Recording No: 9403110077

Amended under Recording No. 9405200050

EXHIBIT "B"

Exceptions
(continued)

6. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: May 22, 2000
Recording No.: 200005220039

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Hamilton.
9. City, county or local improvement district assessments, if any.

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 01, 2020
 between Jessica Sprague Michael Glover ("Buyer")
Buyer Buyer
 and Steven Robinson ("Seller")
Seller Seller
 concerning 616 Shiloh Lane Sedro Woolley WA 98284 (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.

Authentisign
Jessica Sprague 09/02/2020
Buyer 4:44:20 PM PDT Date

Authentisign
Steven Robinson 09/03/2020
Seller 1:14:17 PM PDT Date

Authentisign
Michael Glover 09/02/2020
Buyer 6:51:02 PM PDT Date

Seller Date