

When recorded return to:

Robert W. Miller
3145 E Campbell Rd
Gilbert, AZ 85234

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4790

Nov 12 2020

Amount Paid \$1413.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044137

CHICAGO TITLE

620044137

STATUTORY WARRANTY DEED

THE GRANTOR(S) Happy Land-1 LLC, an Oklahoma limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Robert W. Miller and Jamie Lea Cuomo, both unmarried
persons

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.)

Block 45, Lake Campbell Add. and Ptn. NW NW, 8-34-2E, W.M. aka Lot 3 Survey
200303250116

Tax Parcel Number(s): P120710 / 3842-046-000-0200, P20129 / 340208-2-016-0101

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 2, 2020

Happy Land-1 LLC

BY: H. SeradgeHoushang Seradge MD
ManagerState of OKLAHOMACounty of OKLAHOMA

I certify that I know or have satisfactory evidence that _____

Houshang Seradge, MD
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Manager of Happy Land1 LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.Dated: November 2, 2020Name: BILLY E. MITTS
Notary Public in and for the State of OKLAHOMA
Residing at: OKLAHOMA COUNTY
My appointment expires: 08/09/2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P120710 / 3842-046-000-0200 and P20129 / 340208-2-016-0101

Block 45, Lake Campbell Addition to the City of Anacortes, according to the plat thereof, recorded in Volume 2 of plats, page 88, records of Skagit County, Washington;

Together with those portions of the adjacent streets and alleys that would, upon vacation, attach to said Blocks by operation of law;

And Together with that portion of the South 60 feet of the Northwest quarter of the Northwest quarter of Section 8, Township 34 North, Range 2 East of the W.M.; lying West of Miller Road;

(Also known as Lot 3, of Survey recorded March 25, 2003, under Auditor's File No. 200303250116, records of Skagit County, Washington)

Situate in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 27, 1992
 Recording No.: 9203270121, records of Skagit County, Washington
 In favor of: Cascade Natural Gas Corporation
 For: Pipelines

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: February 14, 1997
 Recording No.: 9702140107, records of Skagit County, Washington
 For: Ingress, egress and utilities

 Said instrument is a re-recording of instrument (s);
 Recorded: June 3, 1996
 Recording No.: 9606030090, records of Skagit County, Washington

3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 8, 1984
 Recording No.: 8410080067, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Blocks 1, 22, 23, 44 and 45 in The Plat of Lake Campbell Addition to the City of Anacortes, recorded in Volume 2 of Plats, page 88, records of Skagit County, Washington

4. Easement reserved on deed recorded on June 25, 1997, under Recording No.: 9706250095, records of Skagit County, Washington;
 In Favor Of: Floyd A. Willette and Mary S. Willette, husband and wife
 For: Ingress, egress and utilities
 Affects: Parcel B and the East 60 feet of the Northeast Quarter of the Northeast Quarter of Section 7, Township 34 North, Range 2 East of the Willamette Meridian and Blocks 1, 22, 23, 44 and 45, LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES, Volume 2, page 88, records of Skagit County, Washington

5. Public and private easements, if any, over vacated portion of said premises.

6. Private roadways and easements disclosed by the Survey of Scimitar Ridge recorded under Recording No.: 9610220001, records of Skagit County, Washington, in Volume 18 of Surveys, page 188. The survey discloses a 60-foot roadway running in a North/South direction through said premises.

7. Affect, if any, of the easement recorded under Recording No.: 8904030097, records of Skagit County, Washington

EXHIBIT "B"**Exceptions
(continued)**

8. 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 BOUNDARY LINE ADJUSTMENT SURVEY:

Recording No: 200303250116

9. Restriction contained in deed;
 Recorded: August 6, 1984
 Recording No.: 8408060027, records of Skagit County, Washington
 As Follows:
 In accordance with Board of County Commissioners for Skagit County. Resolution #10145 and Variance Number V-84-025, the property conveyed by this Deed is to be used only for right of way purposes and not for building purposes
10. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: September 2, 1980
 Recording No.: 8009020055, records of Skagit County, Washington
 In favor of: Raymond O. Olsen, Winnifred Olsen and Moira C. Olsen individually and
 Executor of the Estate of Jacob Olsen
 For: Ingress, egress and utilities
11. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: September 17, 1979
 Recording No.: 7909170046, records of Skagit County, Washington
 In favor of: Jacob Olson and Raymond Olson
 For: Right of way purposes
12. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 8, 1984
 Recording No.: 8410080065, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
13. Terms, conditions and restrictions of that instrument entitled Lot Certification;
 Recording Date: January 2, 2001
 Recording No.: 200101020088
14. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: January 29, 2003

EXHIBIT "B"**Exceptions
(continued)**

Recording No.: 200301290168, records of Skagit County, Washington
Imposed By: Lakewood Park LLC and Randy S. Previs and Katie L. Previs

15. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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: January 29, 2003

Auditor's No(s): 200301290168

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 26, 2003, March 3, 2003 and November 28, 2011

Recording No.: 200302260051

Recording No.: 200303050097

Recording No.: 201111280110

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 Lakewood Park Homeowners Association.

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 August 08, 2020
between Robert W Miller ("Buyer")
Buyer
and Happy Land1, LLC, an Oklahoma Limited Liability Company ("Seller")
Seller
concerning 3 Lakewood Park Anacortes WA 98221 (the "Property")
Address City State Zip

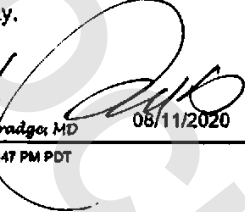
Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

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.

Authorized
Robert Miller 
Buyer 08/08/2020
08/08/2020 11:57 PM PDT Date

Authorized
Houshang Savadgoi, MD 
Seller 08/11/2020
08/11/2020 1:47 PM PDT Date

Buyer Date

Seller Date