


**When recorded return to:**  
Brian G. Waltner and Cristina M. Waltner  
17065 Britt Rd  
Mount Vernon, WA 98273

**202101130140**  
01/13/2021 03:35 PM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2021-170  
JAN 13 2021

Amount Paid \$15005.00  
Skagit Co. Treasurer  
By  Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620046024

**CHICAGO TITLE**  
620046024

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Constance Ann Peterson, an unmarried person as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Brian G. Waltner and Cristina M. Waltner, 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): 1, Short Plat No. PL-03-0025, ptn. SW, 30-34-4E, W.M.

Tax Parcel Number(s): P124139 / 340430-3-052-0106

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: January 5, 2021

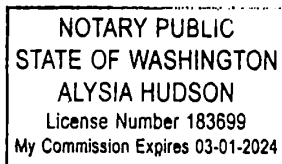
Constance Ann Peterson  
Constance Ann Peterson

State of Washington  
county of Skaagit

I certify that I know or have satisfactory evidence that

Constance Ann Peterson  
(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: 01.12.2021



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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P124139 / 340430-3-052-0106**

---

**Parcel A:**

Lot 1 of Short Plat No PL-03-0025, recorded on February 15, 2006, under Auditor's File No. 200602150036, being a portion of the Northeast Quarter of the Southwest Quarter of Section 30, Township 34 North, Range 4 East, W.M.

Situate in Skagit County, Washington

**Parcel B:**

An easement for ingress and egress as delineated on Short Plat No PL-03-0025, recorded on February 15, 2006, under Auditor's File No. 200602150036.

Situate in Skagit County, Washington.

## EXHIBIT "B"

### Exceptions

1. Easement and Provisions contained therein as created or disclosed in Instrument:  
In Favor of: Adjacent property owners  
Recorded: November 12, 1946  
Auditor's No.: 398156  
For: Entrance road  
Affects: As constructed
2. Easement and Provisions contained therein as created or disclosed in Instrument:  
In Favor of: Adjacent property owners  
Recorded: October 1, 1968  
Auditor's No.: 718880  
For: Ingress, egress, utility lines and facilities  
Affects: As constructed
3. Easement and Provisions contained therein as created or disclosed in Instrument:  
Grantee: Alan E. Cade and Marine T. Cade, husband and wife  
Dated: October 1, 1968  
Recorded: October 1, 1968  
Auditor's No.: 724159  
Purpose: Ingress and egress  
Area Affected: As constructed

Said instrument is a re-recording of instrument recorded under Auditor's File No. 718879.

4. 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 Short Plat No 25-80:  
  
Recording No: 8004100009
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 Short

## EXHIBIT "B"

### Exceptions (continued)

Plat No PL-03-0025:

Recording No: 200602150036

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Skagit County  
Purpose: Protected Critical Area  
Recording Date: February 15, 2006  
Recording No.: 200602150038  
Affects: Portion of said short plat
7. Lot of Record Certification  
  
Recording Date: February 15, 2006  
Recording No.: 200602150039
8. Terms and Conditions of Private Roadway Maintenance Declaration  
  
Recording Date: February 15, 2006  
Recording No.: 200602150040
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Skagit County  
Purpose: Drainage  
Recording Date: May 12, 2011  
Recording No.: 201105120089
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.

## **EXHIBIT "B"**

### **Exceptions (continued)**

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."

11. City, county or local improvement district assessments, if any.