

**When recorded return to:**  
Daniel Edward Ehrman and Erika Riley Ellison  
21881 Eagle Ridge Lane  
Mount Vernon, WA 98274-8625

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1014

Mar 10 2021

Amount Paid \$32305.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

GNW 21-9515

### STATUTORY WARRANTY DEED

**Order No.:** NXWA-0514370

#### THE GRANTOR(S)

Jeffrey Todd Latham and Rorrielle Bridgette Latham, Trustees of BAMF Living Trust, dated August 12, 2020

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Erika Riley Ellison and Daniel Edward Ehrman, a married couple

the following described real estate, situated in the:

Lot 3, Short Plat No. 94-050, approved August 10, 1995, recorded August 17, 1995 in Book 12 of Short Plats, page 18, under Auditor's File No. 9508170070, and being a portion of the East ½ of the Northeast ¼ of the Northeast ¼ of Section 27, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over that certain 60 foot wide easement over Lots 1 and 2 of said Short Plat, as shown on the face thereof.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: Section 27, Township 33 North, Range 4 East - NE NE (aka Lot 3 SP 94-050)

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

For further particulars reference is made to Exhibit "A" attached hereto and by this reference made a part hereof. Exhibit "A" – Skagit County Right-to-Manage Natural Resource Lands Disclosure.

Tax Parcel Number(s): P107996/330427-1-001-0300, P112626/330427-1-001-0400

Dated: March 8, 2021

BAMF Living Trust, dated August 12, 2020

By: Jeffrey Todd Latham, Trustee

By: Rorrielle Bridgette Latham, Trustee

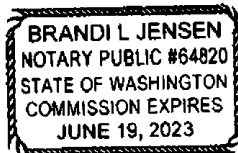
STATE OF Washington

COUNTY OF Skagit

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On this 9th day of March, in the year of 2021, before me the undersigned Notary Public in and for said State, personally appeared **Jeffrey Todd Latham and Rorrielle Bridgette Latham**, known or identified to me as the person whose name(s) is/are subscribed to the within instrument as the trustees of **BAMF Living Trust, dated August 12, 2020**, and acknowledged to me that he/she/they executed the same as such trustee(s).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Printed Name: Brandi L. Jensen

My Commission expires: 6-19, 2023

**Subject to - Deed Exception(s):**

Regulatory notice/agreement regarding Notice of On-Site Sewage System Status that may include covenants, conditions and restrictions affecting the subject property, recorded December 1, 1989 as Auditor's File No. 8912010044.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Regulatory notice/agreement regarding Variance Permit that may include covenants, conditions and restrictions affecting the subject property, recorded December 29, 1994 as Auditor's File No. 9412290046.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded January 31, 1995 as Auditor's File No. 9501310040

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Power & Light Company, a Washington corporation

Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use one or more electric distribution systems over and/or under the Easement Area, together with all necessary or convenient appurtenances thereto Area Affected: An easement 10 feet in width having 5 feet of such width on each side of the centerline of Grantee's facilities located as constructed or to be constructed, extended or relocated on the above described property

Dated: July 21, 1995

Recorded: August 3, 1995

Auditor's No.: 9508030114

**COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING PROVISION FOR THE LEVY OF ASSESSMENTS, CONTAINED IN DECLARATION:**

Recorded: August 17, 1995

Auditor's No.: 9508170071

Executed By: Doug and Denise Lenz

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 94-050 recorded August 17, 1995 as Auditor's File No. 9508170070.

Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded March 25, 2004 as Auditor's File No. 200403250065

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**EXHIBIT "A"**  
**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 January 16, 2021  
between Daniel Edward Ehrman Erika Riley Ellison ("Buyer")  
Buyer Buyer  
and BAMF Living Trust ("Seller")  
Seller Seller  
concerning 21881 Eagle Ridge Lane Mount Vernon WA 98274 (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.

Authenticator Daniel Edward Ehrman 01/16/2021  
Buyer 8:48:08 PM PST Date  
Authenticator Erika Riley Ellison 01/16/2021  
Buyer 8:47:52 PM PST Date

Authenticator Jeff Latham 01/17/2021  
Seller 2:55:21 PM PST Date  
Authenticator Rorrielle Latham 01/17/2021  
Seller 2:53:28 PM PST Date