

When recorded return to:
Armando Ruiz
17398 Lake Terrace Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2022
May 06 2021
Amount Paid \$9980.80
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046500

CHICAGO TITLE
620046500

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frank G. Pattermann, an unmarried person as his 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 Armando Ruiz, an unmarried person and Tegaan Marie Klinker,
an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 3, "LAKE TERRACE", AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 70,
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): P81546 / 4404-000-003-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 3, 2021

FRANK G. PATTERMANN by Robert F. Pattermann, his attorney in fact
Frank G. Pattermann by Robert F. Pattermann, His Attorney in Fact

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Robert F. Pattermann
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 Attorney in Fact of Frank G. Pattermann to be the free and voluntary act of
such party for the uses and purposes mentioned in the instrument.

Dated: May 6, 2021

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024



EXHIBIT "A"
Exceptions

1. Mineral rights reserved in Deed, including the terms, covenants and provisions thereof
Recording Date: January 27, 1917
Recording No.: 117238
2. Reservations contained in Deed, including the terms, covenants and provisions thereof
Recording Date: November 15, 1922
Recording No.: 160241
3. 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: March 7, 1979
Recording No.: 7903070042
4. Right of the Public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the Plat
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.

Authentisign ID: 2A2E6194-CEAA-475D-B4CC-F7F0E9620357

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 March 16, 2021

between Armando Ruiz Tegaan Marie Klinker ("Buyer")
Buyer Buyer

and Frank Pattermann Robert Pattermann POA ("Seller")
Seller Seller

concerning 17398 Lake Terrace Place Mount Vernon 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.

Authentisign
Armando Ruiz 03/19/2021
Buyer 2:13:57 PM PDT Date

Authentisign 03/19/2021
Robert P Pattermann POA
Seller 4:06:01 PM PDT Date

Authentisign
[Signature] 03/19/2021
Buyer 2:10:03 PM PDT Date

Seller Date