

When recorded return to:
Cole Stiverson and Elizabeth Blymyer
2119 N Trumpeter Dr
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2361

May 27 2021

Amount Paid \$8005.00

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.: 620047619

CHICAGO TITLE

620047619

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert D. Lama and Maureen Lama, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Cole Stiverson and Elizabeth Blymyer, 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.)

LT 77, TRUMPETER I

Tax Parcel Number(s): P80644 / 4371-000-077-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 18, 2021

Robert D. Lama
Robert D. Lama
Maureen Lama
Maureen Lama

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert D. Lama and Maureen Lama are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 20, 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"
Legal Description

For APN/Parcel ID(s): P80644 / 4371-000-077-0001

LOT 77, TRUMPETER I, AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 6 AND 7, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AS DELINEATED ON INSTRUMENT ENTITLED, "MONUMENTATION REVISIONS TO TRUMPETER I", RECORDED SEPTEMBER 19, 1979, UNDER AUDITOR'S FILE NO. 7909190037, IN VOLUME 2 OF SURVEYS, PAGE 188, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT MINERAL RIGHTS AS RESERVED BY THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 64282, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 64282

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. 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 the Plat of Trumpeter I, recorded in Volume 12 of Plats, Page 6:

Recording No: 873820

Monumentation Revisions to Trumpeter I recorded September 19, 1979 under Recording No. 7909190007.

3. Covenants, conditions, restrictions and easements 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 24, 1978
Recording No.: 880177

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 22, 1980
Recording No.: 8012220040

4. Articles of Incorporation

Recording Date: September 15, 1980
Recording No.: 8009150040

EXHIBIT "B"

Exceptions
(continued)

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Trumpeter Association
Recording Date: May 24, 1978 and September 15, 1980
Recording No.: 880177 and 8009150040

6. Standard Participation Contract and the terms and conditions thereof:

Executed by: City of Mount Vernon and LaVoy Construction, Inc.
Recording Date: May 22, 1979
Recording No.: 7905220006
Providing: Sewer Connection

7. 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."

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