

**When recorded return to:**  
Lori Lou Frostad  
10664 District Line Road  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-2544  
Jun 04 2021  
Amount Paid \$9067.30  
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.: 620045658

CHICAGO TITLE  
U20045658

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William Childers and Gayla Childers, 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 Lori Lou Frostad, a married woman as her separate estate and Andrew Zelma Montoya, an unmarried person

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 15, STERLING VIEW DIV 1

Tax Parcel Number(s): P100542 / 4558-000-015-0004

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 27, 2021

William Childers  
William Childers  
Gayla Childers  
Gayla Childers

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that William Childers and Gayla Childers 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: May 28, 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): P100542 / 4558-000-015-0004**

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Lot 15, STERLING VIEW DIV. NO. I, according to the plat thereof recorded in Volume 14 of Plats, pages 182 and 183, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. 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 PLAT OF STERLING VIEW DIVISION 1:

Recording No: 9107030052

2. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: February 20, 1991  
Recording No.: 9102200054  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line

3. Reservations and recitals contained in the Deed as set forth below:

Recording Date: October 28, 1902  
Recording No.: Volume 29 of Deeds, page 234

No determination has been made as to the current ownership or other matters affecting said reservations.

4. 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: July 3, 1991  
Recording No.: 9108130067  
Executed By: David M. Allegre, President of Dujardin Development Company

Said instrument is a re-recording of a document recorded on July 3, 1991 under recording number 9107030053 .

AMENDED by instrument(s):

Recording Nos.: 9202040037, 9606180023 and 200403020038

5. Liens and charges as set forth in the above mentioned declaration,

Payable to: Owners' Association of Sterling View Div. No. 1

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

6. Notice and provisions contained in letter;  
Recording Date: January 10, 1991  
Recording No.: 9101100036
7. Title Notification - Special Flood Hazard Area and the terms and conditions thereof:  
Recording Date: October 15, 2002  
Recording No.: 200210150010
8. 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."
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Owners Association for Sterling View Div. 1..