

When recorded return to:
Kyle Robbins and Courtney Robbins
421 Rohrer Loop
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3556
Aug 02 2021
Amount Paid \$2405.00
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.: 620048623

CHICAGO TITLE
020048623

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ryan P. Hagman, a married man 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 Kyle Robbins and Courtney Robbins, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 2, SKAGIT COUNTY SHORT PLAT NO. PL06-0078, approved November 28, 2007 and
recorded December 17, 2007, under Auditor's File No. 200712170121, records of Skagit County,
Washington; being a portion of the West Half of the Southeast Quarter of Section 29, Township 33
North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P127056 / 330429-4-002-0400

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 27, 2021

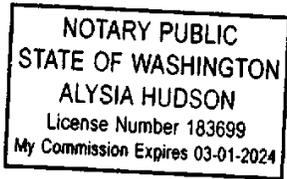
Ryan P. Hagman
Ryan P. Hagman

Shelby Hagman
Shelby Hagman

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that
Ryan P. Hagman and Shelby Hagman
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/hers/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: August 2, 2021



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

EXHIBIT "A"
Exceptions

1. 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. 93-065:

Recording No: 9310010108

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 Short Plat No. PL06-0744

:

Recording No: 200203260117

3. Utility easements, including the terms, covenants and provisions thereof

Recording No.: 9702200088

Recording No.: 9703050030

4. Relinquishment of all existing, future, or potential easements for access, light, view, and air AND of all rights of ingress, egress, and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed, including the terms, covenants and provisions thereof

Recording Date: July 27, 1956

Recording No.: 539337

5. Mound Fill System Installation Conditional Agreement, including the terms, covenants and provisions thereof

Recording Date: September 20, 1989

Recording No.: 8909200023

6. Agreement regarding Alternative sewage system Installation, including the terms, covenants and provisions thereof

Recording Date: July 21, 1994

Recording No.: 9407210019

EXHIBIT "A"Exceptions
(continued)

7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
8. 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: December 17, 2007
Recording No.: 200712170123
9. 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. PL06-0078:
- Recording No: 200712170121
10. Lot Certificate
- Recording Date: December 17, 2007
Recording No.: 200712170122
11. City, county or local improvement district assessments, if any.

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 July 05, 2021

between Kyle Robbins Courtney Robbins ("Buyer")
Buyer Buyer

and Ryan P Hagman Shelby Hagman ("Seller")
Seller Seller

concerning N Starbird Rd 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.

Authenti
Kyle Robbins 07/06/2021
7/6/2021 6:24:58 PM PDT
Buyer Date

Authenti
Ryan P Hagman 07/06/2021
7/6/2021 6:30:12 PM PDT
Seller Date

Authenti
Courtney Robbins 07/06/2021
7/6/2021 6:23:10 PM PDT
Buyer Date

Authenti
Shelby Hagman 07/06/2021
7/6/2021 6:42:20 PM PDT
Seller Date