

When recorded return to:
Katherine Sherman
45153 Kokanee Trail
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3807

Aug 18 2021

Amount Paid \$725.00

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

CHICAGO TITLE
620048559

Escrow No.: 620048559

STATUTORY WARRANTY DEED

THE GRANTOR(S) Spencer W. Sturm and Amalia Sturm, 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 Katherine Sherman, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

LOT C-3, LAKE TYEE DIVISION NO. III, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS,
PAGES 68 THROUGH 74, INCLUSIVE, 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): P80033/4357-003-003-0002

Subject to:


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

STATUTORY WARRANTY DEED
(continued)

Dated: August 11, 2021



Spencer W. Sturm

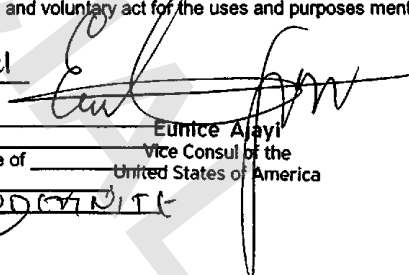


Amalia Sturm

REPUBLIC OF GREECE)
PROVINCE OF ATTICA)
CITY OF ATHENS) ss: of _____ (state/country)
EMBASSY OF THE UNITED) (county/province)
STATES OF AMERICA)

I certify that I know or have satisfactory evidence that Spencer W. Sturm and Amalia Sturm 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: August 11, 2021



Name: Eunice Ajayi
Notary Public in and for the State of _____ Vice Consul of the
Residing at: _____ United States of America
My appointment expires: 12/31/2021

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: installation, repair, maintenance and operation of any and all kinds and manner of utilities placed underground
Recording Date: June 7, 1977
Recording No.: 857760
Affects: that portion of each lot within said plat which is within 5 feet of the boundary line thereof

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 Plat of Lake Tye Division No. III:

Recording No: 857758

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: June 7, 1977
Recording No.: 857761

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 3, 1977
Recording No.: 861972

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 27, 1979
Recording No.: 7906270014

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 30, 1986
Recording No.: 8606300021

EXHIBIT "A"**Exceptions
(continued)**

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 12, 1987
Recording No.: 8706120018

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 6, 1996
Recording No.: 9603060005

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 24, 1996
Recording No.: 9609240021

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument:

Recorded: June 7, 1977
Recording No.: 857759

Modification(s) of said assessments:

Recording Date: March 6, 1996
Recording No.: 9603060005

5. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

6. 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.

EXHIBIT "A"**Exceptions
(continued)**

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."

7. City, county or local improvement district assessments, if any.