

When recorded return to:
Alissa L. Lawton and Craig C. Lawton
17845 Old Lake Samish Road
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4172

Sep 09 2021

Amount Paid \$3820.61
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245434271

CHICAGO TITLE
620049205

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeanette M. Coombs and Randall C. Coombs, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Alissa L. Lawton and Craig C. Lawton, a married couple

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

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHEASTERLY OF THE COUNTY ROAD KNOWN AS OLD ALGER-SAMISH ROAD AS IT EXISTED ON JUNE 4, 1940 AND LYING WESTERLY OF STATE HIGHWAY NO. 1. (ALSO KNOWN AS LOT 1, SKAGIT COUNTY SHORT PLAT NO. PL20-0518, RECORDED UNDER RECORDING NO. 202107210071). SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P47771, 360312 1-002-0015

STATUTORY WARRANTY DEED
(continued)

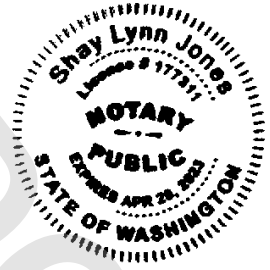
Dated: September 1, 2021

Jeanette M Coombs
Jeanette M. Coombs
Randall C. Coombs
Randall C. Coombs

State of WASHINGTON
County of SKagit Whatcom

I certify that I know or have satisfactory evidence that Jeanette M. Coombs and Randall C. Coombs 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: 9/7/21
Shay Lynn Jones
Name: Shay Lynn Jones
Notary Public in and for the State of WA
Residing at: Achme, WA
My appointment expires: 4/20/23



SPECIAL EXCEPTIONS:

Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.

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

Granted to: State of Washington
Purpose: Drainage system
Recording Date: October 19, 1966
Recording No.: 689779
Affects: Portion of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Roadway
Recording No.: 775208
Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Transmission, distribution and sale of electricity
Recording Date: June 6, 2011
Recording No.: 201106060081
Affects: Portion of said premises

Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:

Recording Date: December 20, 2016
Recording No.: 201612200050

Said instrument was re-recorded on April 4, 2018 under Recording No. 201804040006 to reflect separation of parcels.

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 Survey:

Recording No.: 201709060125

Notice of On-Site Sewage System Maintenance Agreement and the terms and conditions thereof:

Recording Date: March 19, 2021
Recording No.: 202103190055

Road Maintenance Agreement and the terms and conditions thereof:

Recording Date: June 22, 2021
Recording No.: 202106220113

Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: July 21, 2021
Recording No.: 202107210069

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

Granted to: Skagit County, a political subdivision of the State of Washington
Purpose: Ingress and egress
Recording Date: July 21, 2021
Recording No.: 202107210070
Affects: Portion of said premises

11. 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 Skagit County Short Plat No. PL20-0518:

Recording No: 202107210071

12. 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."

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.