

When recorded return to:

R. Janicki
Dukes Hill LLC, a Washington Limited Liability
Company
103 N. Township Rd
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049664

CHICAGO TITLE
620049664

STATUTORY WARRANTY DEED

THE GRANTOR(S) Seventh Heaven, LLC, a Washington Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Dukes Hill LLC, a Washington Limited Liability Company

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.)

Ptn. SE NW and G.L. 1 in 18-35-5E, W.M.

Tax Parcel Number(s): P39369 / 350518-2-003-0007, P39316 / 350518-0-029-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4988

Oct 29 2021

Amount Paid \$23580.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: October 12, 2021

Seventh Heaven, LLC
A Washington Limited Liability Company

BY: 

Darrel Timmer
Manager

BY: 

Sherwin Vanmersbergen
Manager

BY: 

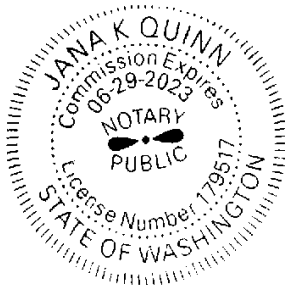
Lewis Stremmler
Manager

State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Darrel Timmer

(is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Manager of Seventh Heaven LLC, a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 13, 2021Name: Jana K QuinnNotary Public in and for the State of WashingtonResiding at: ArlingtonMy appointment expires: 06/29/2023

JURAT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty DeedState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Sherwin Vanmersbergen and Lewis Stremmer
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed
this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Manager of Seventh Heaven LLC, a Washington Limited Liability Company to be
the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 20, 2021

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

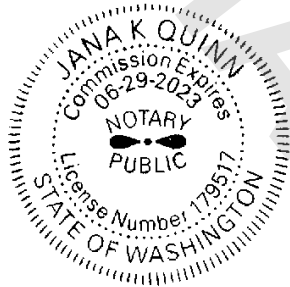


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P39369 / 350518-2-003-0007 and P39316 / 350518-0-029-0001

PARCEL A:

The Southeast Quarter of the Northwest Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

EXCEPT that part lying South and East of the Northern Pacific Railway right-of-way;

AND EXCEPT that portion lying Easterly and Northeasterly of the Westerly line of that certain easement in favor of the United States of America and recorded January 30, 1969, under Auditor's File No. 722786, records of Skagit County, Washington;

AND ALSO EXCEPT that portion of the Southeast Quarter of the Northwest Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of Lot 1, SEDRO-WOOLLEY SHORT PLAT NO. SWSP03-83, approved April 26, 1983 and recorded May 3, 1983, under Auditor's File No. 8305030051, records of Skagit County, Washington, in Volume 6 of Short Plats, page 61, records of Skagit County, Washington; being a portion of the Plat of Alder Ridge Div. 1, according to the plat thereof, recorded in Volume 13 of Plats, page 27, records of Skagit County, Washington;
Thence North 1°58'01" East along the East line of said Lot 1, a distance of 158.81 feet to the Northeast corner of said Lot 1;
Thence South 56°43'21" East along the Southeasterly prolongation of the Northerly line of said Lot 1, a distance of 95.00 feet;
Thence South 34°45'33" West, a distance of 129.74 feet to the Southeast corner of said Lot 1 and the point of beginning of this description;

AND ALSO EXCEPT that portion, if any, lying within Sauk Mountain View Estates South, a Planned Residential Development Phase 3, according to the plat recorded thereof on May 26, 2005, under Auditor's File No. 200505260107, records of Skagit County, Washington;

AND ALSO EXCEPT that portion conveyed to the City of Sedro-Woolley by Deed recorded December 21, 2006, under Auditor's File No. 200612210121, records of Skagit County, Washington and described as follows:

The North 30 feet of the West Half of the Southeast Quarter of the Northwest Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian;

TOGETHER WITH that portion of the East Half of the Southeast Quarter of the Northwest Quarter of said Section 18, more particularly described as follows:

Beginning at the Northwest corner of the East Half of the Southeast Quarter of the Northwest Quarter;
Thence North 88°18'58" East along the North line of said East Half, 247.17 feet to a point of curvature;
Thence Southwesterly along the arc of a curve to the left having a radius of 270.00 feet through a central angle of 14°50'04" an arc distance of 35.15 feet to a point of tangency;
Thence South 73°28'54" West along said tangent 39.07 feet to a point of curvature;
Thence along the arc of a curve to the right having a radius of 42.96 feet to a point of tangency;

EXHIBIT "A"
Legal Description
(continued)

Thence South 88°18'58" West along said tangent 55.63 feet;
Thence North 02°21'47" West, 30.00 feet to the point of beginning.

Situated in Skagit County, Washington

Parcel B:

The North Half of the South Half of the North Two-Thirds of Government Lot 1 in Section 18, Township
35 North, Range 5 East, W.M.

EXCEPT all road rights of way.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

AFFECTING PARCEL A:

1. Exceptions and reservations as contained in instrument;
 Recorded: February 1, 1907
 Auditor's No.: 60673, records of Skagit County, Washington
 Executed By: The Wolverine Company
 As Follows: Reserving unto the party of the first part, its successors and assigns all mineral and mineral oils in or under any of said lands whether said mineral or mineral oils are not known, or shall hereafter be discovered; without however, any right of the party of the first part, its successors or assigns, in, to or upon the surface of any of said lands.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: July 17, 1946
 Auditor's No(s): 394047, records of Skagit County, Washington
 In favor of: United States of America
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: A strip of land 125 feet in width, the boundaries of said strip lying 62.5 feet distant from, on each side of, and parallel to the survey line of the Arlington-Bellingham transmission line as now located and staked

3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: August 7, 1963
 Auditor's No(s): 639321, records of Skagit County, Washington
 In favor of: United States of America
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: A strip of land 137.5 feet in width, the boundaries of said strip lying 62.5 feet distant Easterly from and 75 feet distant Westerly from, and parallel with said survey line for the Snohomish-Blaine No. 1 Transmission line, as said Survey line being now located and staked

4. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: September 20, 1955
 Auditor's No(s): 525118, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Portion of said premises

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: November 14, 1977
 Auditor's No(s): 868568, records of Skagit County, Washington
 In favor of: Betty Bolton, her successors and assigns

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

- For: Access
Affects: Portion of said premises
6. Agreement, including the terms and conditions thereof; entered into;
By: City of Sedro Woolley, et al
And Between: City of Sedro Woolley, et al
Recorded: May 7, 2003
Auditor's No.: 200305070171, being a re-recording of 200303260180
Providing: Development conditions and provisions
7. Agreement, including the terms and conditions thereof; entered into;
By: Sauk Mountain Village, L.L.C., et al
And Between: City of Sedro Woolley, et al
Recorded: May 7, 2003
Auditor's No.: 200305070172
Providing: Development conditions and provisions
8. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 7, 2003
Auditor's No.: 200304070119, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Said premises and other property
9. Agreement, including the terms and conditions thereof; entered into;
By: City of Sedro Woolley
And Between: Dukes Hill, LLC, a Washington Limited Liability Corporation; John A. Lange and Gayle Lange, husband and wife; Galen Kindred, a single man and Sondra Kindred, a single woman, as their interests appear; and Sauk Mountain Village, LLC, a Washington limited liability company
Recorded: January 29, 2004
Auditor's No.: 200401290098, records of Skagit County, Washington
Providing: Development
- AMENDED by instrument(s):
Recorded: December 21, 2006 and April 26, 2013
Auditor's No.: 200612210120
Auditor's No.: 201304260094
10. Agreement, including the terms and conditions thereof; entered into;
By: City of Sedro Woolley
And Between: Dukes Hill, LLC, a Washington Limited Liability Corporation; John A. Lange and Gayle Lange, husband and wife; Galen Kindred, a single man and Sondra Kindred, a single woman, as their interests appear; and Sauk Mountain Village, LLC, a Washington limited liability company
Recorded: February 3, 2004

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

Auditor's No. 200402030145, records of Skagit County, Washington
Providing: Development

AMENDED by instrument(s):

Recorded: January 8, 2018

Auditor's No(s): 201801080072

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 SAUK MOUNTAIN VIEW ESTATES NORTH PRD PH 2:

Recording No: 200401290095

12. Agreement, including the terms and conditions thereof; entered into;
By: John and Gayle Lange, et al
And Between: City of Sedro Woolley, et al
Recorded: June 9, 2003
Auditor's No. 200306090031, records of Skagit County, Washington
Providing: Development conditions and provisions

AMENDED by instrument(s):

Recorded: June 30, 2003

Auditor's No(s): 200306300001, records of Skagit County, Washington

13. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 30, 1969
Auditor's No(s): 722786, records of Skagit County, Washington
In favor of: United States of America
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 262.5 feet in width, lying 75 feet Northeasterly from and 187.5 feet Southwesterly from and parallel with the survey line of the Bonneville Power Administration's Snohomish-Blaine No. 1 transmission line.
14. City of Sedro-Woolley Ordinance No. 1684-10: An Ordinance Establishing a Utility Connection Fee Pursuant to RCW 35.92.025 For Real Property Benefited By a Sanitary Sewer Main on North Township Street including the terms, covenants and provisions thereof

Recording Date: October 27, 2010

Recording No.: 201010270022

EXHIBIT "B"Exceptions
(continued)

15. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: February 26, 1935
 Auditor's No(s): 267764, records of Skagit County, Washington
 In favor of: Drainage District No. 14 of Skagit County Washington
 For: Right of way for drainage ditch purposes. Together with right of ingress and egress
 Affects: Portion in the Southwest Quarter of the Northeast Quarter and other property
16. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: June 20, 1945
 Auditor's No(s): 381240, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Portion in Southeast Quarter of the Northwest Quarter
17. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded:
 Auditor's No(s): 392628 and 394047, records of Skagit County, Washington
 In favor of: The United States of America
 For: One or more lines of electric power transmission structures and appurtenant signal lines
 Affects: A strip of land 125.0 feet in width, the boundaries of said strip lying 62.5 feet distant from, on each side of, and parallel with the survey line of the Arlington-Bellingham Transmission line as now located and staked
18. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: September 14, 1956
 Auditor's No(s): 541476, records of Skagit County, Washington
 In favor of: Pacific Northwest Pipeline Corporation
 For: Constructing, maintaining, etc. pipeline or pipelines
 Affects: Portion in the Southwest Quarter of the Northeast Quarter and other property
19. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: November 26, 1956
 Auditor's No(s): 544543, records of Skagit County, Washington
 In favor of: Cascade Natural Gas Corporation
 For: Constructing, maintaining, etc. Pipeline or pipelines
 Affects: Portion in the Southwest Quarter of the Northeast Quarter and other property

Said instrument was corrected by instrument dated August 3, 1957, and recorded September 9, 1957, under Auditor's File No. 555867, records of Skagit County, Washington.

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

20. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: June 19, 1963
 Auditor's No(s): 637410, records of Skagit County, Washington
 In favor of: United States of America
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Portion lying within a strip of land 137.5 feet in width and lying on the Northeasterly side of, running parallel with and adjoining the existing 125 foot right of way of the Bonneville Power Administration's Arlington-Bellingham transmission line
21. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: November 5, 1979
 Auditor's No(s): 7911050071, records of Skagit County, Washington
 In favor of: Present and future owners of land
 For: Ingress, egress and utilities
 Affects: A 60-foot strip of land in the portion of the Southeast Quarter of the Northwest Quarter
22. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: April 18, 1990
 Auditor's No(s): 9004180059, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects:
- Commencing at the Northwest corner of the above described Parcel A;
 Thence South 00°38'43" East a distance of 279.87 feet along the West line thereof to the center of an existing transmission line and the true point of beginning of this centerline description;
 Thence South 55°26'45" East a distance of 273.58 feet;
 Thence South 40°20'02" East a distance of 867.53 feet to a point on the Northerly line of the Northern Pacific Railway right-of-way and the terminus of this centerline description.
- Right-of-Way No. 2: (For overhang or undergrounding of Facilities only)
- Commencing at the Northeast corner of the above-described parcel B;
 Thence North 89°33'49" West a distance of 431.05 feet along the North line thereof to the center of an existing transmission line and the true point of beginning of this centerline description;
 Thence South 55°26'45" East a distance of 28.53 feet to a point on the South line of the above-described Parcel B and the terminus of this centerline description.
- The above described easements to be either lengthened or shortened accordingly to intersect with the above described properties.

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

23. Easement, including the terms and conditions thereof, created by instrument(s);
 Recorded: July 5, 2002
 Auditor's No(s): 200207050100, records of Skagit County, Washington
 In favor of: Northwest Pipeline Corporation
 For: Pipeline and related rights
 Affects: Portion of the Northeast Quarter
24. Easement, including the terms and conditions thereof, created by instrument(s);
 Recorded: July 25, 2002
 Auditor's No(s): 200207250019, records of Skagit County, Washington
 In favor of: John A. Lange and Gayle Lange
 For: Utilities, Drainage, Sewer lines, etc.
 Affects: Said premises and other property
25. Agreement, including the terms and conditions thereof; entered into;
 By: Betty Bolton
 And Between: TNT Construction, Inc.
 Recorded: June 11, 1980
 Auditor's No. 8006110010, records of Skagit County, Washington
 Providing: Usage of access road
26. Agreement, including the terms and conditions thereof; entered into;
 By: Northwest Pipeline Corporation
 And Between: John A. Lange and Gayle Lange
 Recorded: October 10, 2001
 Auditor's No. 200110100109, records of Skagit County, Washington
 Providing: Authorization for specific encroachment
 Affects: Portion in the Southwest Quarter of the Northeast Quarter
27. Agreement, including the terms and conditions thereof; entered into;
 By: City of Sedro-Woolley, a Washington Municipal Corporation
 And Between: SW-Land Company, LLC, a Washington Limited Partnership, et al
 Recorded: April 2, 2002
 Auditor's No.: 200204020058, records of Skagit County, Washington
28. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
 Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
 Recorded: July 28, 1908
 Auditor's No.: 68626, records of Skagit County, Washington
 Executed By: The Wolverine Company
 Affects: Portion in the Southwest Quarter of the Northeast Quarter

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

As Follows: Excepting and reserving unto grantor, its successors and assigns, all mineral and mineral oils in, or under any of said lands, whether said mineral or mineral oils are now known, or shall hereafter be discovered; without however any right in, to or upon the surface of any of said lands

29. Exceptions and reservations as contained in Deed;
 From: C.A. Wicker, a bachelor
 Recorded: September 26, 1912
 Auditor's No.: 93017, records of Skagit County, Washington
 As Follows: Excepting and reserving all minerals, oils, gases and fossils in or upon said premises and the right to enter said premises for any purpose incidental to the prospecting, mining, or extracting the same from said premises, provided, however, that the said party of the second part, his heirs, administrators and assigns shall be compensated for all damage done to the surface and soil of said land, and the improvements thereon.
30. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
 Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
 From: Skagit Realty Company
 Recorded: October 23, 1915
 Auditor's No.: 110291, records of Skagit County, Washington
 Affects: Portion in the Southeast Quarter of the Northwest Quarter
 As Follows: Excepting and reserving, however, all mineral and mineral oils in or under any of said land, without, however, any right in, to or upon the surface of any of said land
31. Exceptions and reservations as contained in instrument;
 Recorded: July 31, 1968
 Auditor's No.: 716483, records of Skagit County, Washington
 From: Northern Pacific Railway Company, a corporation
 Affects: A portion of subject property
32. Terms, conditions, and restrictions of that instrument entitled City of Sedro-Woolley Ordinance No. 1418-02;
 Recorded: March 29, 2002
 Auditor's No(s): 200203290182, records of Skagit County, Washington
33. Record of Survey;
 Recorded: June 4, 2008
 Auditor's File No.: 200806040078, records of Skagit County, Washington
34. 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,

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

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: 201906040030

35. 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."

AFFECTING PARCEL B:

36. Exceptions and reservations as contained in instrument;
 Recorded: July 15, 1912
 Auditor's No.: 82167, records of Skagit County, Washington
 Executed By: Puget Mill Company, a corporation
 As Follows: All metals, minerals, oils, gases and fossils of every name and nature which may be in or upon the above described premises, and the right to enter said premises or any part hereof for the purpose of prospecting, mining, or for any purpose incidental to the extracting of any of the above metals, minerals, oils, gases and fossils, from the said premises, provided, however, said party of the second part, his heirs, administrators and assigns, shall be reasonably compensated for all damage done to the surface and soil of said land and the improvements thereon.

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

37. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: August 31, 1954
 Auditor's No(s): 505891, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County
 For: Pipe or pipes, line or lines for the transportation of water
 Affects: The Westerly 20 feet of the North Half of the South Half of the North two-thirds of Government Lot 1 of Section 10, Township 35 North, Range 5 East of the Willamette Meridian;
 EXCEPT all road right of ways
38. Any matters arising out of questions as to the exact location of the North and South boundaries of said premises due to legal description by area instead of metes and bounds.
39. With respect to Paragraph F of the General Exceptions, Certificate for City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system;
 Recorded: February 23, 1995 and April 4, 2005
 Auditor's No.: 9502230028
 Auditor's No.: 200504040073
 records of Skagit County, Washington
40. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
 Purpose: to construct, operate maintain, repair, replace and enlarge an electric transmission and/or distribution system
 Recording Date: July 1, 2013
 Recording No.: 201307010173
 Affects: Portion of said premises
41. City of Sedro Wooley Ordinance No 1684-10, including the terms, covenants and provisions thereof
 Recording Date: October 27, 2010
 Recording No.: 201010270022
 Establishing: Utility Connection fee
 Affects: Said premises and other property
42. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
 Purpose: Utility systems
 Recording Date: September 18, 2017

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

Recording No.: 201709180192

43. 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: 201906040030

44. 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."

45. City, county or local improvement district assessments, if any.
46. Assessments, if any, levied by City of Sedro-Woolley.
47. 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.