

When recorded return to:

Lars John Kaldestad
18092 Montborne Road
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050398

CHICAGO TITLE CO.
Le 20050398

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott Black also appearing of record as Scott S. Black and Stacy Black, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Lars John Kaldestad, a single man

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.)

Lot(s): Ptn. 9 - 11 and Ptn. 8, Block: 21, Town of Montborne

Tax Parcel Number(s): P74617 / 4135-021-011-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-484

Feb 09 2022


Amount Paid \$10319.00

Skagit County Treasurer

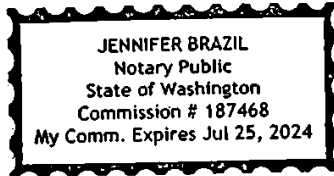
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 10, 2022



Scott S. Black_____
Stacy BlackState of Washington
County of SkagitThis record was acknowledged before me on 2-4-2022 by
Scott S. Black

(Signature of notary public)Notary Public in and for the State of Washington
Residing at: Skagit County
My commission expires: 7-25-2024

STATUTORY WARRANTY DEED
(continued)

Dated: January 10, 2022

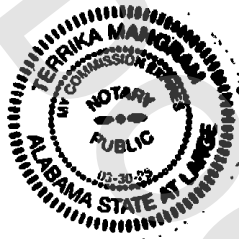
Scott S. BlackStacy Black
Stacy BlackState of Alabama
County of RussellThis record was acknowledged before me on 2/3/22 byStacy Black
Terrika Mangrum
(Signature of notary public)Notary Public in and for the State of Alabama
Residing at: _____
My commission expires: 03/30/2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74617 / 4135-021-011-0003

LOT 8, EXCEPT THE NORTHEASTERLY 25 FEET THEREOF, AND ALL OF LOTS 9, 10 AND 11, BLOCK 21, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTHEASTERLY HALF OF GRANT STREET, AS PLATTED, IMMEDIATELY ADJACENT TO LOTS 9 AND 10 LYING BETWEEN THE NORTHEASTERLY LINE OF LOT 9 EXTENDED NORTHWESTERLY AND THE CENTER LINE OF WASHINGTON STREET, TOGETHER WITH THAT PORTION THEREOF ADJACENT TO THE ALLEY, ALL IN BLOCK 21 "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE NORTHEASTERLY HALF OF WASHINGTON STREET, AS PLATTED, IMMEDIATELY ADJACENT TO LOT 10 AND 11 LYING BETWEEN THE SOUTHEASTERLY LINE OF LOT 11 EXTENDED SOUTHWESTERLY AND THE CENTER LINE OF GRANT STREET, BLOCK 21, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE ALLEYWAY, AS PLATTED, BETWEEN LOTS 9 AND 10 AND BETWEEN LOTS 8 AND 11, BLOCK 21, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, 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, encroachments, 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 the Plat of Town of Montborne:

Recording No: Volume 2, Page 80

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 200601100136

3. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: October 16, 2007
Recording No.: 200710160094

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 200710290098

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 201412240001

EXHIBIT "B"

Exceptions
(continued)

6. Payback Agreement and the terms and conditions thereof:

Recording Date: December 31, 2007
Recording No.: 200712310191

7. Public or private easements, if any, over vacated portion of said premises.

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.