

When recorded return to:
Rudolph G. Graham
21167 Thillberg Lane
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

Chicago Title
620050844

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050844

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy J. Egbert and Susan M. Egbert, 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 Rudolph G. Graham and Kristi Campbell, both unmarried persons

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.)

TRACT 2, SKAGIT COUNTY SP NO. 37-78

Tax Parcel Number(s): P24461 / 340410-2-005-0203

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221579

Apr 15 2022

Amount Paid \$22156.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 6, 2022

X Timothy J. Egbert
Timothy J. Egbert
X Susan M. Egbert
Susan M. Egbert

State of Washington
County of Skagit
This record was acknowledged before me on 4/13/22 by Timothy J. Egbert and Susan M. Egbert.

Donna Lee Reed
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Waukesha, WA
My commission expires: 10/1/2023

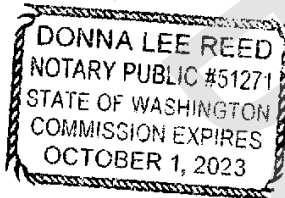


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P24461 / 340410-2-005-0203

TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 37-78, APPROVED JUNE 14, 1978 AND RECORDED JUNE 14, 1978 IN VOLUME 2 OF SHORT PLATS, PAGE 227, UNDER AUDITOR'S FILE NO. 881429, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES AS DELINEATED ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 37-78, APPROVED JUNE 14, 1978 AND RECORDED JUNE 14, 1978 IN VOLUME 2 OF SHORT PLATS, PAGE 227, UNDER AUDITOR'S FILE NO. 881429, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT ANY PORTION THEREOF THAT MAY LIE WITHIN THE TRACT 2.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 22, 1978
Recording No.: 882017

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 SKAGIT COUNTY SHORT PLAT NO. 37-78:

Recording No: 881429

3. Low Flow Mitigation Summary and the terms and conditions thereof

Recording Date: May 5, 1999
Recording No.: 9905050021

4. 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."

EXHIBIT "B"
Exceptions
(continued)

5. 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 03/08/2022
between Rudolph Graham Kristi Campbell ("Buyer")
Buyer Buyer
and Timothy J. Egbert Susan M. Egbert ("Seller")
Seller Seller
concerning 21167 Thillberg Lane Mount Vernon WA 98273 (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.

Authentisign
Rudolph Graham 03/08/2022
Buyer 4:56:32 PM PST Date

Authentisign
Timothy J Egbert 02/16/2022
Seller 12:04:39 PM PST Date

Authentisign
Kristi Campbell 03/08/2022
Buyer 4:49:56 PM PST Date

Authentisign
Susan M Egbert 02/16/2022
Seller 12:02:20 PM PST Date