

When recorded return to:

Richard G. Walsh
4707 South 48th Place
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620050867

Escrow No.: 620050867

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald Von Trapp and Sandra Von Trapp, 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 Richard G. Walsh, an unmarried person

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

LOT 134, PLAT OF WOODSIDE PUD DIVISION 1 AND 2, RECORDED JULY 27, 2016 UNDER
SKAGIT COUNTY AUDITOR'S FILE NO. 201607270025, 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): P133318 / 6038-000-134-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221661

Apr 22 2022

Amount Paid \$10675.00

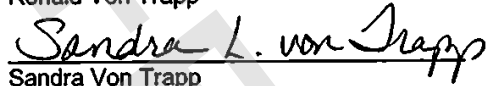
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 11, 2022



Ronald Von Trapp



Sandra Von Trapp

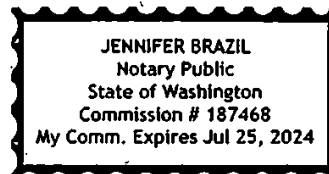
State of Washington
County of SkagitThis record was acknowledged before me on 4-20-22 by Ronald Von Trapp and Sandra Von Trapp.
(Signature of notary public)Notary Public in and for the State of Washington
Residing at: Skagit County
My commission expires: 7-25-2024

EXHIBIT "A"
Exceptions

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

Granted to: Harold A. Mason Holder and Janet Masonholder, husband and wife
Purpose: Ingress and egress
Recording Date: March 8, 1955
Recording No.: 514230
2. Terms and conditions of Special Use Permit No. SP-84-016

Recording Date: August 1, 1984
Recording No.: 8408100036
3. Notice of On-Site Sewage System Status and the terms and conditions thereof

Recording Date: March 19, 1985
Recording No.: 8503190025
4. Agreement and the terms and conditions thereof

Recording Date: May 3, 2000
Recording No.: 200005030063
5. Terms and conditions contained in Variance

Recording Date: April 18, 2001
Recording No.: 200104180095
6. 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 Short Plat No. PL01-0579:

Recording No: 200202010016
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Emergency Access, Storm Drainage Pond, Sanitary Sewer and other related purposes

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

Recording Date: December 11, 2006
Recording No.: 200612110207

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

Granted to: John and Sandra Thomas, husband and wife
Purpose: Ingress, egress and utility
Recording Date: November 4, 1996
Recording No.: 9611040097

9. Mound Fill System Installation Conditional Agreement and the terms and conditions thereof

Recording Date: July 19, 1988
Recording No.: 88087190009

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 14, 2015
Recording No.: 201510140051
Affects: Portion of said premises

11. Resolution No. 901 Accepting Development Agreement including the terms, covenants and provisions thereof

Recording Date: July 18, 2016
Recording No.: 201607180127

Said document is a re-recording of Recording No. 201602110007.

12. Notice of Mitigation Areas and Easements for Native Growth Protection including the terms, covenants and provisions thereof

Recording Date: March 21, 2016
Recording No.: 201603210161

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

Recording Date: December 9, 2005

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200512090118

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

Granted to: City of Mount Vernon
 Purpose: Repairing, replacing, operating and maintaining sanitary sewer service and related utility facilities
 Recording Date: November 3, 2015
 Recording No.: 201511030042
 Affects: Portion of said premises

15. 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 Final Woodside PUD LU-07-009 (Final PUD Plan):

Recording No: 201607270024

16. 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 Plat of Woodside PUD Division 1 and 2:

Recording No: 201607270025

17. Covenants, conditions, restrictions and easements 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: July 27, 2016
 Recording No.: 201607270026

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2017
 Recording No.: 201712210049

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 28, 2019
Recording No.: 201901280093

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 4, 2019
Recording No.: 201911040121

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 4, 2019
Recording No.: 201911040122

18. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Woodside PUD Community Association
Recording Date: July 27, 2016
Recording No.: 201607270026

Imposed by: Woodside PUD Community Association
Recording Date: November 4, 2019
Recording No.: 201911040122

19. Agreement for Maintenance of Stormwater Pond During Construction Phases and the terms and conditions thereof:

Recording Date: July 27, 2016
Recording No.: 201607270027

20. Restrictive Covenant (Regarding Eligible Adult Residents) including the terms, covenants and provisions thereof

Recording Date: April 19, 2016
Recording No.: 201604190058

Possible monetary amounts regarding School Impact Fees

21. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
22. City, county or local improvement district assessments, if any.

EXHIBIT "A"

Exceptions
(continued)

23. Assessments, if any, levied by Mount Vernon.

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 March 14th, 2022
between Richard G Walsh ("Buyer")
and Ronald VonTrapp ("Seller")
concerning 4707 S 48th Pl Mount Vernon WA 98274 (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.

Authenticator
Richard G Walsh 03/14/22
Buyer Date

Authenticator
Ronald G Von Trapp 02/18/2022
Seller Date

Authenticator
Sandra L Von Trapp 02/18/2022
Seller Date