

When recorded return to:
Steve London and Diann London
2513 25th Ave W
Seattle, WA 98199

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620051478

Escrow No.: 620051478

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dieter Ristau, an unmarried person and Tiffany F. Laporte, an unmarried person and Candace C. Laporte, an unmarried person and Debra L. Laporte, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Steve London and Diann London, a married couple

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

LOT D-23, "LAKE TYEE I", AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE(S) 66 THROUGH 70, INCLUSIVE, 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): P78550 / 4219-004-023-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Affidavit No. 20222199

May 27 2022


Amount Paid \$565.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 24, 2022



Dieter Ristau



Tiffany F. Laporte



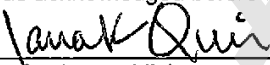
Candace C. Laporte



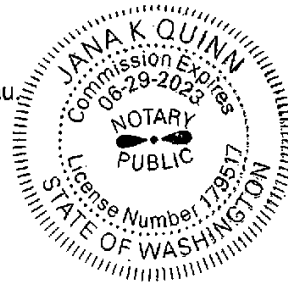
Debra L. Laporte

State of Washington
County of Skagit

This record was acknowledged before me on 05/25/2022 by Dieter Ristau

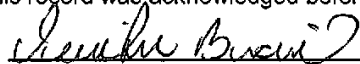


(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2023

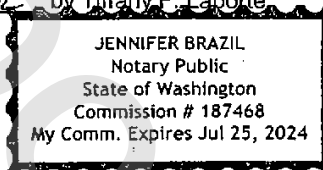


State of Washington
County of Skagit

This record was acknowledged before me on 5-26-2022 by Tiffany F. Laporte

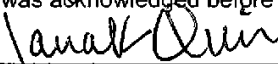


(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

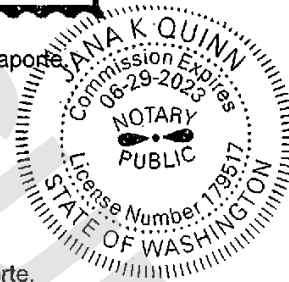


State of Washington
County of Skagit

This record was acknowledged before me on 05/25/2022 by Candace C. Laporte

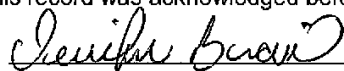


(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2023

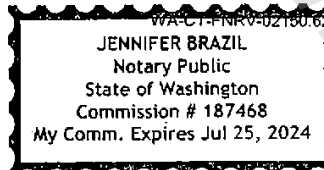


State of Washington
County of Skagit

This record was acknowledged before me on 5-26-2022 by Debra L. Laporte.



(Signature of notary public)

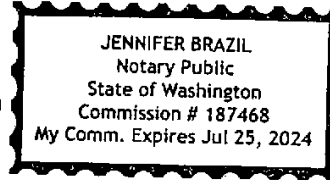


State of Washington
County of Skagit

This record was acknowledged before me on 5-26-2022 by
Debra L. Laporte

Jennifer Brazil
(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)

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

EXHIBIT "A"
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 Lake Tyee I:

Recording No: 801780

2. 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 11, 1974
Recording No.: 802095

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 6, 1996
Recording No: 9603060005

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 24, 1996
Recording No.: 9609240021

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

Granted to: present and future owners
Purpose: utility services
Recording Date: September 3, 1974
Recording No.: 806710
Affects: as described in said instrument

4. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2022
Tax Account No.: P78550 / 4219-004-023-0004

EXHIBIT "A"Exceptions
(continued)

Levy Code: 3400
Assessed Value-Land: \$18,100.00
Assessed Value-Improvements: \$8,100.00

General and Special Taxes:
Billed: \$331.21
Paid: \$165.63
Unpaid: \$165.58

5. City, county or local improvement district assessments, if any.
6. 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."

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 April 30, 2022

between Steve and Diann London ("Buyer")

and Dieter Ristau, Debra L Laporte ("Seller")
Tiffany F Laporte, Candace C L ("Seller")

concerning 4696 Skagit Trl (the "Property")
Concrete WA 98237
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.

Authentication
Steve London 05/01/22
Buyer Date

Authentication
Diann London 04/30/22
Buyer Date

Authentication
Dieter Ristau 04/26/2022
Seller Date

Authentication
Debra L Laporte 04/26/2022
Seller Date

Authentication
Tiffany F Laporte 04/25/22

Authentication
Candace C Laporte 04/25/22