

**When recorded return to:**  
Karen N Hermanson  
51261 Steelhead Drive  
Rockport, WA 98283

**STATUTORY WARRANTY DEED**

**CHICAGO TITLE**  
*620051521*

THE GRANTOR(S) Gary W Claybo and Stacy L Claybo, 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 Karen N Hermanson, an unmarried person

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

TRACT 13, SKAGIT COUNTY SHORT PLAT NO. 2-75, ENTITLED "SAUK MOUNTAIN ESTATES", APPROVED MARCH 28, 1975, IN VOLUME 1 OF SHORT PLATS, PAGES 28 AND 29, UNDER AUDITOR'S FILE NO. 815269, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P44815 / 350927-3-006-2300

Subject to:

- 1. See Exhibit "A" attached hereto and made a part hereof

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223317

Aug 12 2022

Amount Paid \$9696.00

Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 30, 2022

Gary W Claybo  
Gary W Claybo

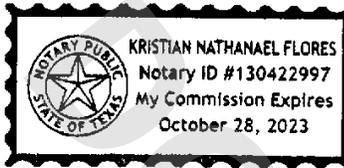
Stacy L Claybo  
Stacy L Claybo

State of Texas

County of Randall

This record was acknowledged before me on 08/05/2022 by Gary W Claybo and Stacy L Claybo.

Kristian Nathanael Flores  
(Signature of notary public)  
Notary Public in and for the State of Texas  
My appointment expires: 10/28/2023



**EXHIBIT "A"  
EXCEPTIONS****Order No.:** RES70194852

1. 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:** March 21, 1975  
**Recording No.:** 814910

2. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

**Recorded:** March 21, 1975  
**Recording No.:** 814910  
**Recorded:** April 25, 1989  
**Recording No.:** 8904250035  
**Imposed By:** Sauk Mountain Estates Maintenance Association

3. 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. 2-75:

**Recording No:** 815269

4. Bylaws of Sauk Mountain Estates Association and the terms and conditions thereof:

**Recording Date:** April 25, 1989  
**Recording No.:** 8904250035

**EXHIBIT "A"**  
**EXCEPTIONS**

(continued)

5. 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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

7. Skagit County Right to Manage Natural Resource Lands Disclosure:

Recording Date: January 20, 2015  
Recording No.: 201501200216