

When recorded return to:
Michael Robinson and Terasa Robinson
17114 Zoya Drive
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

620052516

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223669

Sep 06 2022

Amount Paid \$9073.00
Skagit County Treasurer
By Josie Bear Deputy

Escrow No.: 620052516

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald L. Sicklesteel and Janet A. Sicklesteel, Trustees of the Donald L. Sicklesteel and Janet A. Sicklesteel Revocable Living Trust Agreement dated March 19, 1992

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

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

LOT 3, BIG LAKE HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGES 118 THROUGH 120, 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): P109277 / 4680-000-003-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 23, 2022

Donald L. Sicklesteel and Janet A. Sicklesteel, Trustees of the Donald L. Sicklesteel and Janet A. Sicklesteel Revocable Living Trust Agreement dated March 19, 1992

BY: Donald L. Sicklesteel
Donald L. Sicklesteel
Trustee

BY: Janet A. Sicklesteel
Janet A. Sicklesteel
Trustee

State of Washington
County of Skagit

This record was acknowledged before me on 9-1-2022 by Donald L. Sicklesteel and Janet A. Sicklesteel as Trustees, respectively, of the Donald L. Sicklesteel and Janet A. Sicklesteel Revocable Living Trust Agreement dated March 19, 1992.

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

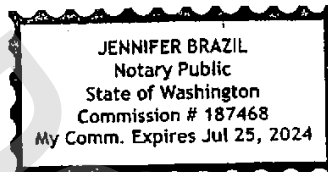


EXHIBIT "A"

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 I Lakeview Tracts Big Lake Skagit Co. Wash:

Recording No: 220153

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County Sewer District no. 1
 Purpose: Sanitary sewers
 Recording Date: January 26, 1979
 Recording No.: 895468
 Affects: Portion of said premises

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

In favor of: Alamo Limited Partnership
 Purpose: Ingress, egress and utilities
 Recording Date: July 23, 1991
 Recording No.: 9107230021
 Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County Sewer District no. 2
 Purpose: Construction extensions to the sewer system
 Recording Date: August 14, 1995
 Recording No.: 9508140065
 Affects: Portion of said premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County Sewer District no. 2, a Municipal corporation of Skagit County
 Purpose: A perpetual right of way or easement for sewer mains
 Recording Date: July 17, 1996
 Recording No.: 9607170042
 Affects: Portion of said premises

EXHIBIT "A"

Exceptions
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Skagit County Sewer District no. 2, a Municipal corporation of Skagit County
Purpose: A perpetual right of way or easement for sewer mains
Recording Date: July 17, 1996
Recording No.: 9607170043
Affects: Portion of said premises
7. Agreement and the terms and conditions thereof:
- Executed by: Ralph Schuck and Skagit County sewer District No. 2
Recording Date: August 14, 1995
Recording No.: 9508140065
8. Terms and conditions of the Variance:
- Recording Date: July 17, 1996
Recording No.: 9607170037
9. Terms and conditions of the Variance:
- Recording Date: July 10, 1995
Recording No.: 9507100104
10. Agreement and the terms and conditions thereof:
- Executed by: John F. Collins and Skagit County Sewer District No. 2
Recording Date: June 12, 1981
Recording No.: 8106120032
11. Low Flow Mitigation summary and the terms and conditions thereof:
- Recording Date: September 20, 2000
Recording No.: 200009200007
12. 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

EXHIBIT "A"Exceptions
(continued)

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."

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. 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 August 18, 2022
between _____ ("Buyer")
Buyer _____
and Sicklesteel Revocable Living T Donald L & Janet A Sicklesteel ("Seller")
Seller _____
concerning 17114 Zoya Dr 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.

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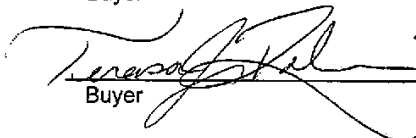
Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.



Buyer
8-18-22
Date

Authenticate


Seller
08/18/22
Date



Buyer
08/18/22
Date

Authenticate


Seller
08/18/22
Date