

When recorded return to:

Tyler Faulkner Staples
957 Mossy Creek Lane
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224493

Nov 04 2022

Amount Paid \$21177.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620052922

Escrow No.: 245453991

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brianna Robbins and Daniel Robbins, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Tyler Faulkner Staples, an unmarried individual

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

LOT 5 AND TRACT "D" OF "SKYVIEW DREAM ACRES", AS RECORDED MAY 28, 2003,
UNDER

SKAGIT COUNTY AUDITOR'S FILE NO. 200305280141.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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

Tax Parcel Number(s): P120433, 4815-000-005-0000

Subject to:

1. 1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: June 20, 1950
Recording No.: 447275
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a

STATUTORY WARRANTY DEED

(continued)

document:

Purpose: Road right-of-way

Recording Date: December 30, 1953

Recording No.: 496763

Affects: The South Half of the South Half of the Northwest Quarter of the Southwest Quarter and the

Southwest Quarter of the Southwest Quarter of Section 4, Township 36 North, Range 4 East of the Willamette

Meridian

3. Order on Preliminary Plat Application and the terms and conditions thereof:

Executed By: Skagit County Hearing Examiner

Recording Date: July 31, 2000

Recording No.: 200007310110

4. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Daryl Kilwine and Meredith Kilwine, husband and wife

Recording Date: January 30, 2002

Recording No.: 200201300041

The Company makes no representations about the present ownership of these reserved and excepted interests.

5. 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 Skyview Dream Acres:

Recording No.: 200305280141

6. 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: May 28, 2003

Recording No.: 200305280142

7. Protected Critical Area Agreement and the terms and conditions thereof:

Executed by: Western Washington Corporation of Seventh Day Adventists and Skagit County

Recording Date: May 28, 2003

Recording No.: 200305280143

STATUTORY WARRANTY DEED

(continued)

8. Operation and Maintenance Manual and the terms and conditions thereof:

Recording Date: May 28, 2003

Recording No.: 200305280144

9. 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: September 17, 2019

Recording No.: 201909170052

10. 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,

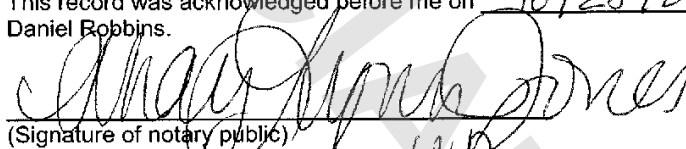
crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands,

you will have setback requirements from designated NR Lands."

11. City, county or local improvement district assessments, if any.

STATUTORY WARRANTY DEED
(continued)

Dated: October 21, 2022


Brianna Robbins
Daniel RobbinsState of WashingtonCounty of WhatcomThis record was acknowledged before me on 10/28/22 by Brianna Robbins and Daniel Robbins.

(Signature of notary public)

Notary Public in and for the State of WAMy appointment expires: 4/20/23