

POOR ORIGINAL

202212160088
12/16/2022 09:00 AM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor, WA

When recorded return to:
Ryan J. Phillips and Whitney P Phillips
2408 Horizon Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053278

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224916

Dec 16 2022

Amount Paid \$7204.20
Skagit County Treasurer
By Josie Bear Deputy

TITLE
3278

STATUTORY WARRANTY DEED

THE GRANTOR(S) 2408 Horizon LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ryan J. Phillips and Whitney P Phillips, a married couple

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

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

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

LT. 5, WOODRIDGE

Tax Parcel Number(s): P82045 / 4424-000-005-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 9, 2022

2408 Horizon LLC

BY: *Al Lang*
Al Lang
Member

BY: *Belinda R. Lang*
Belinda Lang
Member

State of *Arizona*

County of *Maricopa*

This record was acknowledged before me on *12/13/2022* by Al Lang and Belinda Lang as Member and Member, respectively, of 2408 Horizon LLC.

Alana K Edwards
(Signature of notary public)

Notary Public in and for the State of *AZ*

My appointment expires: *10/16/2026*

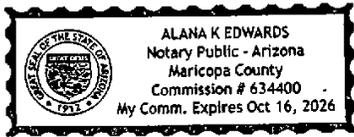


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P82045 / 4424-000-005-0005

LOT 5, PLAT OF WOODRIDGE, ACCORDING TO THE PLAT RECORDED THEREOF IN VOLUME
13 OF PLATS, PAGE 17 RECORDS OF SKAGIT COUNTY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Purpose:	Access and utilities
Recording Date:	July 2, 1980
Recording No.:	8007020035
Affects:	Said premises, the exact location and extent of said easement is undisclosed of record

2. 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 Woodridge:

Recording No: 8007300016

3. Agreement, including the terms and conditions thereof

Recording Date: June 8, 1983
Recording No.: 8306080021
Regarding: Standard Participation Agreement for sewer connection

4. 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."

EXHIBIT "B"

**Exceptions
(continued)**

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Mt 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 November 25, 2022
between Ryan J Phillips Whitney P Phillips ("Buyer")
Buyer Buyer
and 2408 Horizon LLC ("Seller")
Seller Seller
concerning 2408 Horizon Street Mount Vernon WA 98273 (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.

Authorized
Ryan J Phillips 11/29/2022
Buyer Date

Authorized
Al Lang 11/29/2022
Seller Date

Authorized
Whitney P Phillips 11/29/2022
Buyer Date

Authorized
Belinda Lang 11/29/2022
Seller Date