

**When recorded return to:**

Clare Elaine Lyden  
Clare Elaine Lyden and Maureen A. Lyden,  
Co-Trustees of the Clare Elaine Lyden Revocable  
Living Trust dated October 7, 2019  
435 Rose Court  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235098

Jan 05 2023

Amount Paid \$13345.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620052610

Escrow No.: 620052610

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael Uppendahl, also appearing of record as Michael M.Uppendahl, an unmarried person, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Claire Elaine Lyden and Maureen Lyden, Co Trustees of the Clare Elaine Lyden Revocable Living Trust dated October 7, 2019

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

LOT 25, PLAT OF HILLTOP HAVEN DIV. NO. III, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGES 78 AND 79, 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): P83641 / 4512-000-025-0004

Subject to:

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

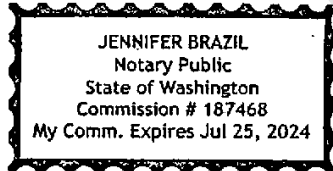
**STATUTORY WARRANTY DEED**  
(continued)

Dated: 12-29-2022  
Michael Uppendahl by  
Mary Elizabeth Uppendahl, His  
Power of Attorney  
\_\_\_\_\_  
Michael Uppendahl  
by Mary Elizabeth Uppendahl, his power of attorney

State of Washington  
County of Skagit

This record was acknowledged before me on 12-29-2022 by  
Mary Elizabeth Uppendahl  
as Power of Attorney of  
Michael Uppendahl

Jennifer Brazil  
\_\_\_\_\_  
(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 Hilltop Haven Div. No. III:

Recording No: 8907140039

2. Requirement and obligation shown on the plat, and as disclosed by deed recorded May 16, 1990, under Recording No. 9005160080, records of Skagit County, Washington, as follows:

The charge in lieu of assessment for each lot in this subdivision shall be \$600.00. (This charge includes a credit of \$0.00 for installed sewer lines.) A Standard Participation Contract must be executed and the said amount paid prior to the issuance of a sewer permit.

3. 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: July 20, 1987

Recording No.: 8707200074

Said instrument is a re-recording of instrument recording under recording no. 8607210126

4. 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: July 14, 1989

Recording No.: 8907140041

Said instrument is amended and recorded under Recording no. 9205180008

5. Standard Participation Contract and Release of Sewer Connection Charge and the terms and conditions thereof:

Recording Date: October 4, 1989

Recording No.: 8910040080

**EXHIBIT "A"**Exceptions  
(continued)

6. Skagit County Right to Manage Natural Land Disclosure and the terms and conditions thereof:

Recording Date: October 31, 2016  
Recording No.: 201610310264

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. 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 October 03, 2022

between Maureen Lyden Lyden Clare E Living Trust ("Buyer")  
Buyer Buyer

and Michael Uppendahl ("Seller")  
Seller Seller

concerning 435 Rose Court 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.

Authenticator  
Elaine Lyden 10/03/2022  
Buyer Date

Authenticator  
 10/07/22  
Seller Date

Authenticator  
Maureen Lyden 10/03/2022  
Buyer Date

Seller Date