

**When recorded return to:**

Gregory Arthur Beckmann and Marybeth Redmond  
16068 Mountain View Road  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237112

Jun 30 2023

Amount Paid \$12766.00  
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

Escrow No.: 620053956

**CHICAGO TITLE**

620053956

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Rick Vanderpool and Sandee Vanderpool, also appearing of record as Richard K. Vanderpool and Sandee J. Vanderpool, 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 Gregory Arthur Beckmann and Marybeth Redmond, 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 3, WILIDA MOUNTAIN VIEW ESTATES

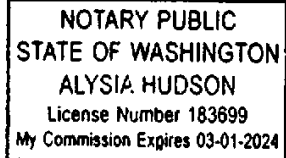
Tax Parcel Number(s): P100735 / 4572-000-003-0002

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 6/27/23Rick Vanderpool  
Rick VanderpoolSandee Vanderpool  
Sandee VanderpoolState of WashingtonCounty of SkaagitThis record was acknowledged before me on 06/27/2023 by Rick Vanderpool and Sandee Vanderpool.Alysia Hudson  
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 03/01/2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P100735 / 4572-000-003-0002**

LOT 3, "WILIDA MOUNTAIN VIEW ESTATES," AS PER PLAT RECORDED IN VOLUME 15 OF  
PLATS, PAGES 20 THROUGH 22, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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: Well site, waterlines, ditches, and housing as necessary to install a water system to serve Wilida Mountain Estates and other lands  
Recording Date: November 26, 1991  
Recording No.: 9111260081  
Affects: as described in said instrument  
  
The exact location and extent of said easement is not disclosed of record.
2. Preventing contamination of water supply, and the terms and conditions thereof:  
  
Recording Date: November 26, 1991  
Recording No.: 9111260086
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: November 26, 1991  
Recording No.: 9111260087  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: March 31, 1992  
Recording No.: 9203310102  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: August 29, 1994  
Recording No.: 9408290039
4. 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 Wilida Mountain View Estates:  
  
Recording No: Volume 15 Page 20

**EXHIBIT "B"****Exceptions  
(continued)**

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

In favor of: Willard Hendrickson and Ida Hendrickson, husband and wife  
Recording Date: January 19, 1994  
Recording No.: 9401190067  
Affects: as described in said instrument

6. Protected Critical Area Site Plan, and the terms and conditions thereof:

Recording Date: June 13, 2001  
Recording No.: 200106130078

7. Skagit County Maintenance Agreement, and the terms and conditions thereof:

Recording Date: February 12, 2002  
Recording No.: 200202120014

8. 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."

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

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

Author:	Richard K Vanderpool	05/31/23
Seller		Date
Author:	Sandee Vanderpool	05/31/23
Seller		Date