

202307280024

07/28/2023 09:18 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:
Bradley M Cline and Tami B Cline
7711 171st St SW
Edmonds, WA 98026

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237432
Jul 28 2023
Amount Paid \$12855.00
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.: 620054439

CHICAGO TITLE
620054439

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nathan J. Montgomery and Angela Maria A. Montgomery, 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 Bradley M Cline and Tami B Cline, a married couple

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

LOT 53, BLOCK 1, AND LOT 30, BLOCK 2, LAKE CAVANUAGH SUBDIVISION, DIVISION NO. 1,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGES 37
THROUGH 43, 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): P66329 / 3937-001-053-0006

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated:

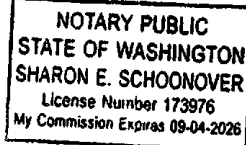
July 24th 2023Nathan J. Montgomery
Nathan J. MontgomeryAngela Maria A. Montgomery
Angela Maria A. MontgomeryState of WashingtonCounty of SnohomishThis record was acknowledged before me on July 24, 2023 by Nathan J. Montgomery and Angela Maria A. Montgomery.Sharon E. Schoonover
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: 9-4-26

EXHIBIT "A"
Exceptions

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

In favor of:	State Division of Forestry
Purpose:	Construct and maintain a road for forest protection purposes
Recording Date:	March 30, 1937
Recording No.:	288266
Affects:	Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	State Division of Forestry
Purpose:	Construct and maintain a road for forest protection purposes
Recording Date:	October 17, 1938
Recording No.:	306699
Affects:	Portion of said premises
3. Agreement and the terms and conditions thereof:

Executed by:	English Lumber Company and Bald Mountain Mill Company
Recording Date:	July 30, 1941
Recording No.:	380724
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 Lake Cavanaugh Subdivision, Division No. 1:

Recording No: 393244
5. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date:	June 18, 2021
Recording No.:	202106180125
6. Lot of Record Certification and the terms and conditions thereof:

Recording Date:	July 23, 2021
Recording No.:	202107230071
7. As to any portion of said land now, formerly or in the future covered by water: Questions or

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

adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

8. City, county or local improvement district assessments, if any.
9. 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."
10. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 27, 2023

between Bradley M. Cline Tami B. Cline ("Buyer")
Buyer
and Nathan J. Montgomery Angela Maria A. Montgomery ("Seller")
Seller
concerning 34038 N Shore 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.

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.

Authentication
Brad Cline 06/30/23
Buyer Date
Authentication
Tami B Cline 06/30/23
Buyer Date

Authentication
Nathan J Montgomery 06/30/23 7/24/23
Seller Date
Authentication
Angela Maria A Montgomery 06/30/23 7/24/23
Seller Date