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08/16/2023 01:59 PM Pages: 1 of 4 Fees: $206.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Mark Tranter and Katherine Tranter
336 36th St, #276
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237690
Aug 16 2023
Amount Paid $9028.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE COMPANY
620054750

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620054750

STATUTORY WARRANTY DEED

THE GRANTOR(S) Reidar Thompson and Nellie Thompson, a married couple

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys and warrants to Mark Tranter and Katherine Tranter, a married couple

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

THAT PORTION OF LOTS 43 AND 44 OF "PLAT I, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE(S) 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 43, 9 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 43;
THENCE IN A STRAIGHT LINE TO A POINT ON THE WESTERLY LINE OF 'LAKEVIEW BOULEVARD' (AND THE EASTERLY LINE OF LOT 44) AT A POINT 9 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID LOT 44;
SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P67106 / 3941-000-043-0005

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: 8/14/23

Reidar Thompson

Nellie Thompson

State of WA
County of Snohomish
This record was acknowledged before me on 8/14/23 by Reidar Thompson and Nellie Thompson.

(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 2/14/27

BRITTA CLEMENS
NOTARY PUBLIC #174348
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 16, 2027

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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 Plat I, Lakeview Tracts Big Lake:

   Recording No: 220153

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 Survey:

   Recording No: 200704270054

3. 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 Survey:

   Recording No: 201905030025

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.

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EXHIBIT "A"

Exceptions
(continued)

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."

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