

When recorded return to:
Brad Waltman and Sarah Rice
16733 Augusta Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237725
Aug 18 2023
Amount Paid \$10185.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Ticor Title RES70207639
Chicago Title 620054386 3

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shane E Cloninger, a married 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 Brad Waltman and Sarah Rice, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 52, "PLAT OF BAY HILL VILLAGE DIVISION NO. 1", AS PER PLAT RECORDED IN
VOLUME 14 OF PLATS, PAGES 166 AND 167, 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): P95906 / 4551-000-052-0001

Subject to:


1. See Exhibit "A" attached hereto and made a part hereof

STATUTORY WARRANTY DEED
(continued)

Dated: July 31, 2023


Shane E. Cloninger

Jamie Klein, Spouse

State of Washington
County of SnohomishThis record was acknowledged before me on July 31, 2023 by Shane E Cloninger and Jamie Klein.


(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 2-24-24

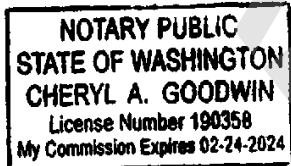


EXHIBIT "A"
EXCEPTIONS**Order No.:** RES70207639

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 Bay Hill Village Division I:

Recording No.: 9103080025

2. Covenants, conditions and restrictions 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: March 8, 1991**Recording No.:** 9103080026**Modification(s) of said covenants, conditions and restrictions****Recording Date:** December 16, 1993**Recording No.:** 9312160009

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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."