

When recorded return to:

Micah B. VanderVeen and Jennifer M. VanderVeen
20168 Okerlund Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238468

Oct 20 2023

Amount Paid \$18195.00

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.: 620054864

CHICAGO TITLE
620054864
STATUTORY WARRANTY DEED

THE GRANTOR(S) Leigh A. LaLonde and Nicholas A. LaLonde, 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 Micah B. VanderVeen and Jennifer M. VanderVeen, 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 C, "PLAT OF S.S.V.P. NO. 1"

Tax Parcel Number(s): P100513 / 4575-000-003-0002

Subject to:

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

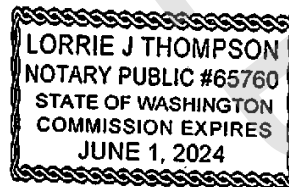
STATUTORY WARRANTY DEED
(continued)Dated: 10/19/23Leigh A. LaLonde
Leigh A. LaLondeNicholas A. LaLonde
Nicholas A. LaLondeState of Washington
County of SkaagitThis record was acknowledged before me on 10-19-2023 by Leigh A. LaLonde and Nicholas A. LaLonde.Lorrie J. Thompson
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 6-1-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P100513 / 4575-000-003-0002

LOT C, "PLAT OF S.S.V.P. NO. 1", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 6 AND 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 S.S.V.P. No. 1:

Recording No: 9110170036
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: November 16, 1990
Recording No.: 9011160061
3. Skagit County Conditional Agreement, including the terms, covenants and provisions thereof;

Regarding: Alternative sewage system installations
Recording Date: July 6, 1992
Recording No.: 9207060007
4. Letter, including the terms, covenants and provisions thereof;

Regarding: Water line
Recording Date: June 19, 1990
Recording No.: 9006190064
5. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 15366

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
6. Low Flow Mitigation Summary, including the terms, covenants and provisions thereof;

Recording Date: May 16, 2001

EXHIBIT "B"Exceptions
(continued)

Recording No.: 200105160001

7. As to any portion of said land now, formerly or in the future covered by water: Questions or 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. 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.