

When recorded return to:

Jodi S Seitz
The Seitz Family Revocable Living Trust dated May
30, 2023
20040 Hill Vue Street
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249924

Mar 18 2024

Amount Paid \$11555.60
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

CHICAGO TITLE
620055718

Escrow No.: 620055718

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph A. Combel and Ginger R. Combel, 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 Jodi S Seitz, Trustee of The Seitz Family Revocable Living
Trust dated May 30, 2023

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 49, PLAT OF BROWN AND MCMILLEN DIV. NO. 2

Tax Parcel Number(s): P99960 / 4559-000-049-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 3-12-2024

Joseph A. Combel
Joseph A. Combel

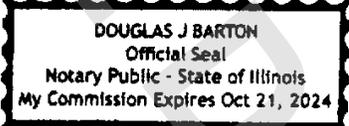
Ginger R. Combel
Ginger R. Combel

State of ILLINOIS
County of MADISON

This record was acknowledged before me on 3-12-2024 by Joseph A. Combel and ~~Ginger R. Combel~~ ^{p58}

Douglas J. Barton

(Signature of notary public)
Notary Public in and for the State of ILLINOIS
My commission expires: 10-21-2024



JURAT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Washington
County of Snohomish

This record was acknowledged before me on 3-13-2024 by Ginger R. Combel.

Lorrie J. Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2024



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P99960 / 4559-000-049-0008

LOT 49, PLAT OF BROWN AND MCMILLEN DIV. NO. 2, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 14 OF PLATS, PAGE(S) 184 AND 185, 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 Brown and McMillen Div. No. 2:

Recording No: 9107050004

2. 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: July 5, 1991
Recording No.: 9107050005

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 30, 2015
Recording No.: 201506300035

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 4, 2022
Recording No.: 202202040054

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 8, 2022
Recording No.: 202202080091

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Hill Vue Estates, a Washington Non-Profit Corporation
Recording Date: July 5, 1991
Recording No.: 9107050005

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Craig Ashcraft and Connie K. Ashcraft, husband and wife

EXHIBIT "B"

Exceptions
(continued)

Purpose: Installation, repair, replacement and maintenance of utility lines
 Recording Date: December 20, 1993
 Recording No.: 9312220160
 Affects: Portion of said premises

5. Skagit County Right-to-Manage Natural Resource Lands Disclosure and the terms and conditions thereof:

Recording Date: April 27, 2015
 Recording No.: 201504270177

6. 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.

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

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.

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 11, 2024
between Jodi Seitz ("Buyer")
Buyer Buyer
and Joseph Combel Ginger Combel ("Seller")
Seller Seller
concerning 20040 Hill Vue Street Burlington WA 98233 (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.

Authentic
Jodi Seitz 02/11/2024
Buyer Date

Buyer Date

Authentic
Joseph Combel 02/11/24
Seller Date
Authentic
Ginger Combel 02/11/24
Seller Date