

202404150055

04/15/2024 12:49 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:

Gregory Keith
11420 Michael Place
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240251

Apr 15 2024

Amount Paid \$25760.00
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

CHICAGO TITLE

620055825

Escrow No.: 620055825

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew J. Stalker and Megan E. Stalker, 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 Gregory Keith, an unmarried person and Renée Ummel, an
unmarried person

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

LOT 15, PLAT OF KABALO HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED
MAY 25, 2000, UNDER AUDITOR'S FILE NO. 200005250077, 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): P115735 / 4753-000-015-0000, P116825 / 4753-000-015-0100

Subject to:

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

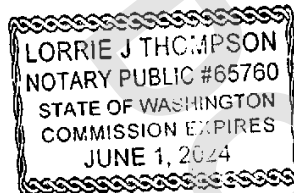
STATUTORY WARRANTY DEED
(continued)Dated: 04/11/24Andrew J. Stalker
Andrew J. StalkerMegan E Stalker
Megan E. StalkerState of WashingtonCounty of SkagitThis record was acknowledged before me on April 11, 2024 by Andrew J. Stalker
and Megan E. Stalker.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

EXHIBIT "A"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Recording Date: July 6, 1940
Recording No.: 327185

The Company makes no representations about the present ownership of these reserved and excepted interests.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Roadway
Recording Date: March 11, 1960
Recording No.: 591915
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Olympic Pipe Line Company
Purpose: Right-of-way for pipelines and appurtenances
Recording Date: January 10, 1964
Recording No.: 645278
Affects: Westerly portion of the East Half of the Northwest Quarter

This easement was amended and restated by an instrument:

Recording Date: January 22, 2001
Recording No.: 200101220007
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Florence A. Berry
Purpose: Ingress, egress and utilities
Recording Date: September 1, 1993
Recording No.: 9309010028
Affects: Portion of said premises
5. Agreement and the terms and conditions thereof:

Recording Date: September 1, 1993
Recording No.: 9309010028
6. Agreement and the terms and conditions thereof:

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

Recording Date: April 24, 1998
Recording No.: 9804240008

7. 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 Kabalo Heights:

Recording No: 200005250077

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

In favor of: Public
Purpose: Use and unobstructed passage of aircraft over and above said lands
Dated Date: May 25, 2000
Recording Date: May 25, 2000
Recording No.: 200005250078
Affects: Portion of said premises

9. 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: October 19, 2000
Recording No.: 200010190054

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

Imposed by: Kabalo Heights Homeowners Association
Recording Date: October 19, 2000
Recording No.: 200010190054

11. Right of way for ditches, constructive notice of which is contained in various instruments of record.

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

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

In favor of: Olympic Pipeline Company
Purpose: Amended and restated easement for pipeline
Recording Date: January 22, 2001
Recording No.: 200101220007
Affects: Portion of said premises

13. Affect, if any, of Quit Claim Deed recorded January 12, 2004, under Auditor's File No. 200401120009, records of Skagit County, Washington.

14. Agreement and the terms and conditions thereof:

Recording Date: June 24, 2002
Recording No.: 200206240174
Providing: Storm water easement

15. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof:

Recording Date: April 18, 2001
Recording No.: 200104180048

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

Copyright 2011 by Northwest Multiple Listing Service, Inc. All Rights Reserved. Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14 Page 1 of 1

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

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

©Copyright 2011
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 03/11/2024
between Gregory Keith and Renee' M Umml ("Buyer")
Buyer Buyer
and Andrew J Stalker Megan E Stalker ("Seller")
Seller Seller
concerning 11420 Michael Pl 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.

Disclosed by:
Gregory Keith 3/11/2024
Buyer Date

Andrew J Stalker 03-26-2024
Seller Date

Disclosed by:
Renee' M Umml 3/11/2024
Buyer Date

M Stalker 03-26-24
Seller Date