



202404150064

04/15/2024 02:55 PM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor

When recorded return to:
Amanda Lee Winter and Jacob James Winter
8625 105th Ave NE
Lake Stevens, WA 98258

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240254
Apr 15 2024
Amount Paid \$25671.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COUNTY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055611

CHICAGO TITLE
620055611

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason L.K. Kaopua and Denna L.M. Kaopua, 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 Amanda Lee Winter and Jacob James Winter, 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 3, PLAT OF KABALO HEIGHTS

Tax Parcel Number(s): P116806 / 4753-000-003-0000, P116807 / 4753-000-003-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 4/12/24

[Signature]
Jason L.K. Kaopua

[Signature]
Denna L.M. Kaopua

State of Washington

County of Skagit

This record was acknowledged before me on April 12, 2024 by Jason L.K. Kaopua
and Denna L.M. Kaopua.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

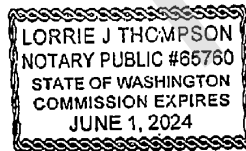


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P116806 / 4753-000-003-0000 and P116807 / 4753-000-003-0100

LOT 3, PLAT OF KABALO HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER
AUDITOR'S FILE NO. 200005250077, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

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 "B"

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. 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: 200005250077

9. 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

10. 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

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

EXHIBIT "B"

Exceptions (continued)

12. Native Growth Protection Area (NGPA) Covenant and the terms and conditions thereof:
- Recording Date: December 1, 2000
Recording No.: 200012010137
13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- 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
14. Agreement and the terms and conditions thereof:
- Recording Date: June 24, 2002
Recording No.: 200206240174
Providing: Storm water easement
15. On-Site Sewage System Operation and Maintenance Agreement and the terms and conditions thereof:
- Recording Date: December 19, 2002
Recording No.: 200212190149
16. Title Notification, including the terms, covenants and provisions thereof;
- Recording Date: January 15, 2003
Recording No.: 200301150115
17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. 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

EXHIBIT "B"

Exceptions (continued)

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."

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

John L. Scott
REAL ESTATE

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 03/13/24
between Amanda Lee Winter Jacob James Winter ("Buyer")
Buyer Buyer
and Jason L Kaopua Denna L Kaopua ("Seller")
Seller Seller
concerning 11202 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.

[Signature] 03/13/24
Buyer Date
[Signature] 03/13/24
Buyer Date

Denna Kaopua 02/21/24
Seller Date
[Signature] 2/21/24
Seller Date