

202404170056

04/17/2024 02:49 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Andrew Byrne and Tiana Byrne
864 Summerhill Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240291

Apr 17 2024

Amount Paid \$21755.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

MEMBER OF THE CHICAGO TITLE GROUP

11900 NE 1st St., Suite 110
Bellevue, WA 98005

Escrow No.: 0270975-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen A. Schreck, also appearing of record as Steve A. Schreck, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Andrew Byrne and Tiana Byrne, 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.)

LOT 6 AND TRACT "E", SKY VIEW DREAM ACRES

Tax Parcel Number(s): P120434

Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: 4/12/2024



Stephen A Schreck

State of Minnesota
County of Dakota

This record was acknowledged before me on 04/12/2024 by Stephen A Schreck.



(Signature of notary public)
Notary Public in and for the State of Minnesota
My commission expires: Jan 31, 2029

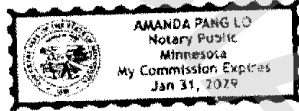


EXHIBIT "A"
Legal Description

LOT 6 AND TRACT "E", "SKY VIEW DREAM ACRES," RECORDED IN UNDER AUDITOR'S FILE
NO.
200305280141, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4,
SOUTHEAST
QUARTER OF SECTION 5 AND NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 36 NORTH,
RANGE 4
EAST
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 20, 1950
Recording No.: 447275, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of the subject property
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 30, 1953
Recording No.: 496763, records of Skagit County, Washington
For: Road right-of-way
Affects: The South Half of the South Half of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 4, Township 36 North, Range 4 East of the Willamette Meridian
3. Regulatory notice/agreement that may include covenants, conditions and restrictions, affecting the subject property:
Recording Date: July 31, 2000
Recording No.: 200007310110
4. Reservations and recitals contained in the Deed as set forth below:
Recording Date: January 30, 2002
Recording No.: 200201300041
5. 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 Skyview Dream Acres:
Recording No. 200305280141
6. 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: May 28, 2003
Recording No.: 200305280142
7. 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: Skyview Dream Acres Homeowner's Association
Recording Date: May 28, 2003
Recording No.: 200305280142
8. Agreement, including the terms and conditions thereof, entered into:
By: Western Washington Corporation of Seventh Day Adventists
And Between: Skagit County

EXHIBIT "B"
Exceptions
(continued)

- Recorded: May 28, 2003
Recording No.: 200305280143, records of Skagit County, Washington
Providing: Protected Critical Area Agreement
9. Terms and provisions of operation and maintenance manual for the Skyview Dream Acres:
Recording Date: May 28, 2003
Recording No.: 200305280144
10. Title Notification, and the terms and conditions thereof:
Recording Date: February 24, 2005
Recording No.: 200502240091
11. Skagit County Planning & Development Services, Plat Lot of Record Certification, and the terms and conditions thereof:
Recording Date: August 15, 2005
Recording No.: 200508150155
12. Restrictive Covenant and the terms and conditions thereof:
Recording Date: September 17, 2019
Recording No.: 201909170052
13. 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."