

When recorded return to:

Benjamin Stamats
50223 State Route 20
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240517

May 07 2024

Amount Paid \$5317.00
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
620056085

Escrow No.: 620056085

STATUTORY WARRANTY DEED

THE GRANTOR(S) New Creation Renovations LLC, a Washington limited liability company for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Benjamin Stamats, a married man as his sole and separate property

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.)

PARCEL A: LTS 9 & 10, BLK 1, PLAT OF BAKER

PARCEL B: PTN LT 11, BLK 1, PLAT OF BAKER

Tax Parcel Number(s): P70489 / 4048-001-010-0002, P70490 / 4048-001-011-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 5/1/24

New Creation Renovations LLC

BY: Vickie Wamack
Vickie Wamack
Member

BY: Robin L. Wamack
Robin L. Wamack
Member

State of Washington

County of SKAGIT

This record was acknowledged before me on May 1, 2024 by Vickie Wamack and Robin L. Wamack as Member and Member, respectively, of New Creation Renovations LLC.

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

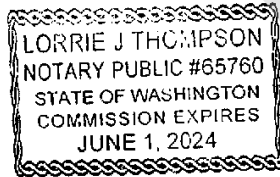


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P70489 / 4048-001-010-0002 and P70490 / 4048-001-011-0001

PARCEL A:

LOTS 9 AND 10, BLOCK 1, PLAT OF BAKER, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

EAST 15 FEET OF LOT 11, BLOCK 1, PLAT OF BAKER, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 63, 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 Baker:

Recording No: Volume 3, page 63

2. 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: 202308170045

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.

EXHIBIT "B"
Exceptions
(continued)

6. Assessments, if any, levied by Concrete.

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 04/05/24
between Benjamin Stamats ("Buyer")
Buyer Buyer
and New Creation Renovations LLC ("Seller")
Seller Seller
concerning 45955 McKee St Concrete WA 98237 (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.

Authenticated
Benjamin Stamats 04/05/24
Buyer Date

[Signature] 3-22-24
Seller Date

Buyer Date

Seller Date