

**When recorded return to:**  
Harriet M. Kimori and Evans M. Kimori  
24348 Lee Road  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240872  
Jun 06 2024  
Amount Paid \$3173.00  
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

Escrow No.: 620055963

**CHICAGO TITLE**  
*Le 20055963*

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Alex Schollen and Kristin Ebeling, 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 Harriet M. Kimori and Evans M. Kimori, 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.)

LTS 5 THROUGH 11, BLK 15, PLAT OF THE TOWN OF MONTBORNE

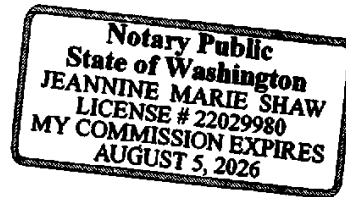
Tax Parcel Number(s): P74598 / 4135-015-011-0005

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: June 4th/2024[Signature]  
Alex Schollen[Signature]  
Kristin EbelingState of WashingtonCounty of KingThis record was acknowledged before me on 06/04/24 by Alex Schollen and Kristin Ebeling.[Signature]  
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 08/05/26

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P74598 / 4135-015-011-0005**

LOTS 5 THROUGH 11, INCLUSIVE, BLOCK 15, PLAT OF THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND

TOGETHER WITH THE NORTHEASTERLY  $\frac{1}{2}$  OF THE ALLEY IS SAID BLOCK 15 LYING BETWEEN THE NORTHWESTERLY LINE OF SAID BLOCK 15 AND THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 5; AND

TOGETHER WITH THE SOUTHWESTERLY  $\frac{1}{2}$  OF THE ALLEY IN SAID BLOCK 15 LYING BETWEEN THE NORTHWESTERLY LINE OF SAID BLOCK 15 AND NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LIEN OF SAID LOT 11; AND

TOGETHER WITH THE SOUTHEASTERLY  $\frac{1}{2}$  OF LEE STREET LYING BETWEEN THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF SAID BLOCK 15 AND THE CENTERLINE OF OREGON STREET; AND

TOGETHER WITH THE NORTHEASTERLY  $\frac{1}{2}$  OF OREGON STREET LYING BETWEEN THE CENTERLINE OF LEE STREET AND THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 11.

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 Town of Montborne:

Recording No: Volume 2 and Page 80

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

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line.  
Recording Date: April 15, 1925  
Recording No.: 182733

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

Purpose: Ingress and egress  
Recording Date: June 5, 1972  
Recording No.: 769164  
Recording No.: 769165  
Recording No.: 769166

4. 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: September 18, 2007  
Recording No.: 200709180011

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 Survey:

Recording No: 200704040094

**EXHIBIT "B"****Exceptions  
(continued)**

6. Skagit County Planning & Development Services - Plat Lot of Record Certification, including the terms, covenants and provisions thereof  
 Recording Date: March 11, 2008  
 Recording No.: 200803110096
7. Skagit County Planning & Development Services - Plat Lot of Record Certification, including the terms, covenants and provisions thereof  
 Recording Date: April 28, 2008  
 Recording No.: 200804280178
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 Quit Claim Deed:  
 Recording No: 200804180002
9. Skagit County Planning & Development Services - Plat Lot of Record Certification, including the terms, covenants and provisions thereof  
 Recording Date: April 28, 2008  
 Recording No.: 200804280179
10. 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: 201712080074
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
 In favor of: Puget Sound Energy, Inc., a Washington corporation  
 Purpose: Utility systems for transmission, distribution and sale of electricity  
 Recording Date: August 12, 2022  
 Recording No: 202208120094  
 Affects: Said Land

**EXHIBIT "B"****Exceptions  
(continued)**

12. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: December 21, 2022  
Recording No.: 202212210048

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."

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