

When recorded return to:
Anna M Lamb and Matthew R Lamb
14050 Mactaggart Ave
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241027
Jun 20 2024
Amount Paid \$12855.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title
620056416

Escrow No.: 245463637

STATUTORY WARRANTY DEED

THE GRANTOR(S) Big Leaf Properties, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to Anna M Lamb and Matthew R Lamb, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 7, EXCEPT THE WEST 12 FEET THEREOF, ALL LOT 8, AND THE WEST 6 FEET OF LOT
9, BLOCK 5, "EDISON
HALLER'S ADDITIONS", (2ND ADDITION) AS PER PLAT RECORDED IN VOLUME 2 OF
PLATS, PAGE 87, 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): P72971 / 4099-005-009-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: June 17, 2024

Big Leaf Properties, LLC

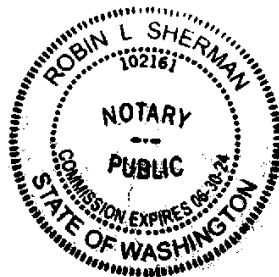
BY: Wesley A. SmithWesley A. Smith
ManagerBY: Andrew ValleeAndrew Vallee
ManagerState of WaCounty of WhatcomThis record was acknowledged before me on June 17, 2024 by Wesley A. Smith and Andrew Vallee as Manager and Manager, respectively, of Big Leaf Properties, LLC.Robin L. Sherman
(Signature of notary public)Notary Public in and for the State of WaMy appointment expires: 6-30-2024

EXHIBIT "A"

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 Edison Haller's Additions: Recording No: Volume 2, Page 87

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Purpose: Sewer
 Recording Date: July 2, 1997
 Recording No.: 9707020052
 Affects: Portion of said premises

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,

EXHIBIT "A"
Exceptions
(continued)

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.