

When recorded return to:

Thomas J Lambert
The Thomas J Lambert and Amie P Lambert Living
Trust
15942 Andal Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241086

Jun 25 2024

Amount Paid \$44405.00
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

620056403

Escrow No.: 620056403

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael B. Blade and Vicki H. Blade, 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 Thomas J Lambert and Amie P Lambert, Trustees of The
Thomas J Lambert and Amie P Lambert Living Trust

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 4, SKAGIT COUNTY SP NO. PL03-0808, BEING PTN NW 1/4 NE 1/4 SEC 26-34-4E, W.M.

Tax Parcel Number(s): P124169 / 340426-1-003-0700

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 6-21-24Michael B. Blade

Michael B. Blade

Vicki H. Blade

Vicki H. Blade

State of WASHINGTONCounty of SKAGITThis record was acknowledged before me on June 21, 2024 by Michael B. Blade and Vicki H. Blade.Lorrie J Thompson

(Signature of notary public)

Notary Public in and for the State of

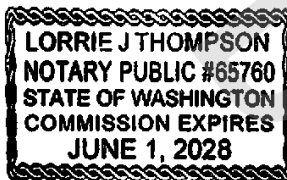
WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124169 / 340426-1-003-0700

LOT 4, SKAGIT COUNTY SHORT PLAT NO. PL03-0808, AS APPROVED FEBRUARY 24, 2006 AND RECORDED FEBRUARY 28, 2006, UNDER AUDITOR'S FILE NO. 200602280136, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THAT PORTION OF LOT 4, SKAGIT COUNTY SHORT PLAT NO. PL-03-0808, APPROVED FEBRUARY 24, 2006 AND RECORDED FEBRUARY 28, 2006, UNDER AUDITOR'S FILE NO. 200602280136, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 4;
THENCE SOUTH 70°33'19" EAST, A DISTANCE OF 104.78 FEET;
THENCE SOUTH 65°32'56" EAST, A DISTANCE OF 74.19 FEET;
THENCE NORTH 67°13'13" EAST, A DISTANCE OF 132.03 FEET TO THE NORTH LINE OF SAID LOT 4;
THENCE NORTH 87°07'29" WEST, A DISTANCE OF 288.44 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. 93-064, APPROVED AUGUST 11, 1993 AND RECORDED AUGUST 11, 1993 IN VOLUME 10 OF SHORT PLATS, PAGE 222, UNDER AUDITOR'S FILE NO. 9308110107, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 87°07'29" WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 330.21 FEET;
THENCE SOUTH 67°13'13" WEST, A DISTANCE OF 51.60 FEET TO THE SOUTH LINE OF THOSE PREMISES CONVEYED TO C. ARTHUR REINHARDT, ET UX, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9703260021, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 87°07'29" EAST ALONG THE SOUTH LINE OF SAID REINHARDT TRACT, A DISTANCE OF 377.42 FEET TO THE SOUTHEAST CORNER OF SAID REINHARDT TRACT;
THENCE NORTH 01°06'14" EAST (NORTH 00°59'49" EAST ON SAID REINHARDT DEED), A DISTANCE OF 23.32 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

(BEING A PORTION OF TRACT 3 OF SKAGIT COUNTY SHORT PLAT NO. 91-074);

(EXCEPT THE PORTION OF PROPERTY BEING CONVEYED UNDER THE DEED RECORDED UNDER RECORDING NO. 200803140066).

SITUATED IN SKAGIT COUNTY, WASHINGTON.

EXHIBIT "B"

Exceptions

1. Reservation of a right of way for a permanent highway and reservation of all present logging, skid and tote roads with the right to use same for road purposes until a permanent highway has been established and constructed as set forth in Deed from the Atlas Lumber Company, H. C. Peters and Gertrude Peters, husband and wife, under date of July 27, 1927, recorded August 30, 1927, in Volume 144 of Deeds, page 195. (Affects the Northwest 1/4 of the Northeast 1/4 and other property).

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

Granted to: Richard X. Maguire and Barbara Maguire, husband and wife
 Purpose: Ingress, egress and utilities
 Recording Date: May 28, 1982
 Recording No.: 8205280025
 Affects: A 30 foot wide strip of land affecting subject property

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

In favor of: Barbara Anderson and Richard M. Anderson
 Purpose: Ingress, egress and utilities
 Recording Date: September 29, 1987
 Recording No.: 8709290033
 Affects: Portion of said premises

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

Purpose: Ingress, egress and utilities
 Recording Date: November 13, 1987
 Recording No.: 8711130045

5. Agreement, including the terms and conditions thereof; entered into;

By: Bill and Vicki Yarcho
 And Between: Raudebaugh, Mott, Bartel and Wheeler
 Recorded: January 22, 1992
 Auditor's No. 9201220064

Due to a lack of adequate legal descriptions on the face of said agreement, this company is unable to determine its affect on the subject property.

6. 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, together with necessary

EXHIBIT "B"

Exceptions
(continued)

appurtenances

Recording Date: April 15, 1992

Recording No.: 9204150128

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 Survey:

Recording No: 9412020113

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 Skagit County Short Plat No. PL-03-0808:

Recording No: 200602280136

9. Protected Critical Area Easement and the terms and conditions thereof

Recording Date: February 28, 2006

Recording No.: 200602280138

10. Reservations and recitals contained in the Deed as set forth below:

Recording Date: March 14, 2008

Recording No.: 200803140066

Said document provides for, among other things, the following:

The above described property will be combined or aggregated with the continuous property to the South owned by the grantee. This Boundary Line Adjustment is not for the purposes of creating an additional building lot.

11. Easement Agreement and the terms and conditions thereof:

Recording Date: March 14, 2008

Recording No.: 200803140084

12. 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,

EXHIBIT "B"

Exceptions
(continued)

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: March 20, 2009
Recording No.: 200903200076

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

Granted to: Puget Sound Energy, Inc.
Purpose: Utilities
Recording Date: June 7, 2021
Recording No.: 202106070107
Affects: Portion of said premises

14. 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."

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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 14, 2024

between Thomas J Lambert and Amie P Lambert Living Trust ("Buyer")
Buyer Buyer
and Michael B Blade Vicki H Blade ("Seller")
Seller Seller
concerning 15942 Andal Lane Mount Vernon WA 98274 (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.

Authentisat
Thomas J Lambert 05/14/2024
Buyer Date
Authentisat
Amie P Lambert 05/14/2024
Buyer Date

Authentisat
Michael B Blade 05/15/24
Seller Date
Authentisat
Vicki H Blade 05/15/24
Seller Date