

**When recorded return to:**  
Michael Thomas Robbins  
The Robbins Family Trust  
416 North 30th Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241265  
**Jul 10 2024**  
Amount Paid \$10719.00  
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**

620056232

Escrow No.: 620056232

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth P. Egging and Rhonda L. Egging, 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 Michael Thomas Robbins and Suzanne Turnbow Robbins,  
Co-Trustees of the Robbins Family 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

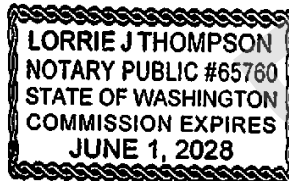
Abbreviated Legal: (Required if full legal not inserted above.)

LT 5, SKAGIT ORCHARDS

Tax Parcel Number(s): P118347 / 4781-000-005-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: June 28, 2024Kenneth P. Egging  
Kenneth P. EggingRhonda L. Egging  
Rhonda L. EggingState of WASHINGTONCounty of SKAGITThis record was acknowledged before me on June 28, 2024 by Kenneth P. Egging  
and Rhonda L. Egging.Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-28-2024  
6-1-2028

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P118347 / 4781-000-005-0000**

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LOT 5, SKAGIT ORCHARDS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER  
RECORDING NO. 200109240161, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. The Terms, Conditions and Reservations as disclosed in "Preliminary Plat Request PP 00 0576":  
  
Recording Date: January 26, 2001  
Recording No.: 200101260088
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 the Plat of Skagit Orchards:  
  
Recording No: 200109240161
3. 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, 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 12, 2002  
Recording No.: 200203120075
4. 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: 201811210037
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by City of Mount Vernon.
7. 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**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

05/22/24

The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_  
between Michael T Robbins <sup>Buyer</sup> Suzanne T Robbins <sup>Buyer</sup> ("Buyer")  
and Kenneth D. Egging & Rhonda Egging <sup>Seller</sup> ("Seller")  
concerning 416 N. 304th St. Mount Vernon WA 98272 (the "Property")  
<sub>Address City State Zip</sub>

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.

Authentication  
Michael T Robbins 05/22/24  
Buyer Date

Kenneth D. Egging 4-25-24  
Seller Date

Authentication  
Suzanne T Robbins 05/22/24  
Buyer Date

Rhonda Egging 4-25-24  
Seller Date