

202407160090

07/16/2024 11:51 AM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

**When recorded return to:**  
Brian Douglas Rhodes  
931 Tinas Coma Ln  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241357  
Jul 16 2024  
Amount Paid \$28923.70  
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  
620056041

Escrow No.: 245464578

### STATUTORY WARRANTY DEED

THE GRANTOR(S) MT Baker View Builders 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 Brian Douglas Rhodes, a married man as his separate estate

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 19, PLAT OF TINAS COMA

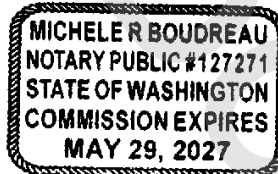
Tax Parcel Number(s): P117054 / 4755-000-019-0000

## STATUTORY WARRANTY DEED

(continued)

Dated: July 15, 2024

MT Baker View Builders LLC

BY: Gurvir S Khunkhun  
Gurvir S Khunkhun  
MemberBY: Parvinder Khunkhun  
Parvinder K Khunkhun  
MemberState of WashingtonCounty of WhatcomThis record was acknowledged before me on July 15, 2024 by Gurvir S Khunkhun  
and Parvinder K Khunkhun as Member and Member, respectively, of MT Baker View Builders LLC.Michele R Boudreau  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: May 29, 2027

**EXHIBIT "A"**  
Legal Description

LOT 19, PLAT OF TINAS COMA, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 11, 2000, UNDER AUDITOR'S FILE NO. 200008110004, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**SPECIAL EXCEPTIONS:**

Easement, including the terms and conditions thereof, disclosed by instrument(s):

Recorded: March 21, 1962  
Auditor's No.: 619347  
In favor of:

James Donald Bendtsen and Gretchen Bendtsen, his wife, Peter Jordan Bendtsen, a single man, Larry Lee Bendtsen, a single man, and August Bendtsen and Rozella Bendtsen, his wife, co-partners doing business under the firm name and style of August Bendtsen & Sons

**Purpose and Area Affected:**

A perpetual easement and right of use over, along and upon all of the existing roads or roadways through or upon the following described property in Skagit County, Washington, to-wit:

Lots 18, 19, 20 and 21, "PLAT OF BURLINGTON ACREAGE PROPERTY", in Volume 1 of Plats, page 49, records of Skagit County, Washington: Together with the perpetual right, easement and use of any and all roads and of Skagit County; Together with the perpetual right, easement and use of any and all roads and roadways that may be put or placed upon said property by the grantors or their successors in interest replacing or supplementing the existing roads, public streets or ways of the City of Burlington or Skagit County, Through or from said roadways upon said Lots 18, 19, 20 and 21, "PLAT OF BURLINGTON ACREAGE", without any liability on the part of the grantee to keep or maintain any such roads.

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 PLAT OF TINAS COMA:

Recording No: 200008110004

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: August 24, 2000  
Recording No.: 200008240005

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 2, 2005  
Recording No.: 200509020143

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Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Tina's Coma Homeowners Association  
Recording Date: August 24, 2000  
Recording No.: 200008240005

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

Granted to: Property Investors, LLC  
Purpose: Ingress, egress and utilities, in favor of Lots 16 through 21 and Lots 24 through 26  
Recording Date: August 24, 2000  
Recording No.: 200008240006

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: 202110280039



### Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.