202411120072
11/12/2024 01:38 PM Pages: 1 of 7 Fees: $309.50
Skagit County Auditor, WA

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When recorded return to:
Cynthia Kennett-Robbins and Mark Douglas Robbins
20 West Street
Barre, MA 01005

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242898
Nov 12 2024
Amount Paid $797.00
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
620057043

Escrow No.: 620057043

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shirley E. Kincaide and Judith Lynn Denton, who acquired title as Judith Lynn Fell, each as a separate

estate

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys and warrants to Cynthia Kennett-Robbins and Mark Douglas Robbins, 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.)

LT D-3, "LAKE TYEE DIVISION NO. I

Tax Parcel Number(s): P78530 / 4219-004-003-0008

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: October 1, 2024

Shirley E. Kincaide

Shirley E. Kincaide

Judith Lynn Denton

Judith Lynn Denton

LORRIE J THOMPSON
NOTARY PUBLIC #65760
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2028

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on October 1, 2024 by Shirley E. Kincaide.

Lorrie J Thompson

(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2028

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on October 1, 2024 by Judith Lynn Denton.

Lorrie J Thompson

(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2028

LORRIE J THOMPSON
NOTARY PUBLIC #65760
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2028

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P78530 / 4219-004-003-0008

LOT D-3, "LAKE TYEE DIVISION NO. I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 66 THROUGH 70, RECORDS OF SKAGIT COUNTY WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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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 Lake Tyee I:

   Recording No: 801780

2. 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: June 11, 1974
   Recording No.: 802095

   Modification(s) of said covenants, conditions and restrictions

   Recording Date: February 11, 1975
   Recording No.: 813356

   Modification(s) of said covenants, conditions and restrictions

   Recording Date: July 18, 1977
   Recording No.: 860761

   Modification(s) of said covenants, conditions and restrictions

   Recording Date: August 3, 1977
   Recording No.: 861973

   Modification(s) of said covenants, conditions and restrictions

   Recording Date: June 27, 1979
   Recording No.: 7906270014

   Modification(s) of said covenants, conditions and restrictions

   Recording Date: June 30, 1986
   Recording No.: 8606300021

   Modification(s) of said covenants, conditions and restrictions

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EXHIBIT "B"

Exceptions
(continued)

Recording Date: June 12, 1987
Recording No.: 8706120018

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 6, 1996
Recording No.: 9603060005

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 24, 1996
Recording No.: 9609240021

3. 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: Lands-West, Inc.
Recording Date: June 11, 1974
Recording No.: 802096

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

Purpose: Underground utilities
Recording Date: September 3, 1974
Recording No.: 806710
Affects: Portion of said premises

5. 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

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EXHIBIT "B"

Exceptions
(continued)

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."

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

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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

The following is part of the Purchase and Sale Agreement dated September 16, 2024

between Cynthia Kennett-Robbins (Buyer), Mark Douglas Robbins (Buyer) ("Buyer")

and Judi Denton (Seller), (Seller) ("Seller")

concerning 4772 Skagit Trail (Address), Concrete (City), WA 98237 (State Zip) (the "Property")

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.

Authenti Cynthia Kennett-Robbins	09/16/2024	Judi Denton	9-16-24
Buyer	Date	Seller	Date
Authenti Mark Douglas Robbins	09/16/2024	Shirley E. Kincaide	10/1/24
Buyer	Date	Seller	Date