

**When recorded return to:**

Dan L Edmonds and Noreen L Edmonds  
825 Southview Drive  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20250535

Feb 27 2025

Amount Paid \$10185.00

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

Escrow No.: 620058307

**CHICAGO TITLE**

*620058307*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lauren Knutzen, who acquired title as Lauren Rome, and Tyler Knutzen, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Dan L Edmonds and Noreen L Edmonds, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 38, PLAT OF WEST VIEW, AS PER PLAT RECORDED JUNE 4, 2003, UNDER AUDITOR'S FILE NO. 200306040117, 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): P120531 / 4818-000-038-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 2/26/25

*Lauren Knutzen*  
Lauren Knutzen, who acquired title as Lauren  
Rome

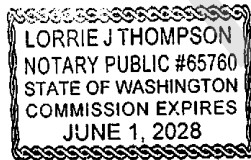
*Tyler Knutzen*  
Tyler Knutzen

State of Washington

County of Snohomish

This record was acknowledged before me on February 26, 2025 by Lauren Knutzen,  
who acquired title as Lauren  
Rome, and Tyler Knutzen.

*Lorrie J Thompson*  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



## 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 West View:  
  
Recording No: 200306040117
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
Purpose: Electric transmission and/or distribution line  
Recording Date: September 6, 2002  
Recording No.: 200209060017  
Affects: As Described
  
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: June 4, 2003  
Recording No: 200306040116
  
4. 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: West View Homeowners Association  
  
Recording Date: June 4, 2003  
Recording No: 200306040116
  
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

## EXHIBIT "A"

### Exceptions (continued)

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."

6. Assessments, if any, levied by Burlington.
7. City, county or local improvement district assessments, if any.