

When recorded return to:
Heidi Sanford
Heidi Sanford LLC
14971 Wilbur Rd Wilbur Road
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251112
Apr 15 2025
Amount Paid \$6517.00
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.: 620058486

CHICAGO TITLE

620058486

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arlyn Livingston and Kristine Livingston, 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 Heidi Sanford LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 2A, OAK HILL LANE PLAT, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27,
2010, UNDER AUDITOR'S FILE NO. 201005270125, 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): P130252 / 4995-000-001-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

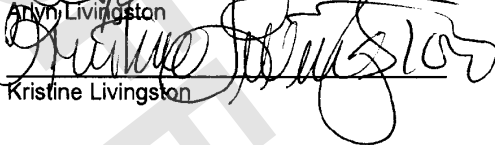
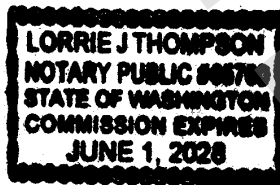
Dated: 4.11.25
Arlyn Livingston
Kristine LivingstonState of WashingtonCounty of SkagitThis record was acknowledged before me on April 11, 2025 by Arlyn Livingston and Kristine Livingston.
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: Asbestos-Talc Products. Co. of Washington
Recording No.: Volume 170 of Deeds, page 569

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

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

Granted to: Richard L. Nevitt and Deanne Nevitt, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: July 21, 1988
Recording No.: 8807210020
Affects: as described

Said easement also includes a covenant to bear equal share in the cost of construction or repair of driveway.

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

Granted to: Valley Bank, a Washington corporation
Purpose: Ingress, egress and utilities
Recording Date: January 3, 1989
Recording No.: 8901030069
Affects: as described

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

Granted to: Cascade Natural Gas Corporation, a Washington corporation
Purpose: Natural gas pipeline or pipelines
Recording Date: December 16, 1997
Recording No.: 9712160058
Affects: as described

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

EXHIBIT "A"**Exceptions
(continued)**

- Granted to: Puget Sound Energy, Inc., a Washington corporation
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: March 16, 2009
 Recording No.: 200903160140
 Affects: as described
6. City of Burlington Ordinance #1657 including the terms, covenants and provisions thereof
- Recording Date: March 31, 2009
 Recording No.: 200903310037
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Skagit County, Washington, a Washington corporation
 Purpose: PUD Utility Easement
 Recording Date: April 9, 2010
 Recording No.: 201004090080
 Affects: as described
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 OAK STREET SHORT PLAT:
- Recording No: 200904150070
9. 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: April 15, 2009
 Recording No.: 200904150071
10. Road Maintenance Agreement and the terms and conditions thereof
- Grantor and Grantee: Commonwealth Holding LLC
 Recording Date: May 27, 2010
 Recording No.: 201005270124

EXHIBIT "A"**Exceptions
(continued)**

Regarding: For the purpose of securing the perpetual maintenance, repair and replace of private roadway which provides rights of ingress and egress to all Parcels of property

11. 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 OAK HILL LANE PLAT:

Recording No: 201005270125

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, 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: May 27, 2010
Recording No.: 201005270126

13. 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: Oak Hill Lane Association

Recording Date: May 27, 2010
Recording No.: 201005270126

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.

EXHIBIT "A"**Exceptions
(continued)**

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by Burlington.