

202506230058

06/23/2025 01:54 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Anthony L Guinn
729 Sauk Mountain Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251945
Jun 23 2025
Amount Paid \$8583.00
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
620058933

Escrow No.: 245471698

STATUTORY WARRANTY DEED

THE GRANTOR(S) Louis Bove Nottingham and Molly Darr, a married couple
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 Anthony L Guinn, an unmarried person

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

LOT 27, AMENDED PLAT OF MOUNTAIN VIEW ESTATES, AS PER PLAT RECORDED IN
VOLUME 14 OF PLATS, PAGE 198, 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): P90638 / 4539-000-027-0003

Subject to: Please see attached for special exceptions

STATUTORY WARRANTY DEED

Dated: 6/23/25

[Signature]
Louis Bove Nottingham

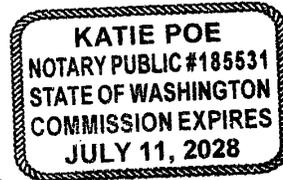
[Signature]
Molly Darr

State of WASHINGTON

County of Whatcom

This record was acknowledged before me on 6/23/25 by Louis Bove Nottingham and Molly Darr.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 7-11-2028



STATUTORY WARRANTY DEED

SPECIAL EXCEPTIONS

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

Granted to: Drainage District No. 14, of Skagit County
 Purpose: Drainage ditch
 Recording Date: February 26, 1935
Recording No.: 267764
 Affects: A 50 foot wide strip of land

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

Granted to: Cascade Natural Gas Corporation, its successors and assigns
 Purpose: Pipeline
 Dated Date: November 28, 1956
 Recording Date: December 17, 1956
Recording No.: 545339
 Affects: A 30 foot wide strip of land, the exact location

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

Granted to: Cascade Natural Gas Corporation, its successors and assigns
 Purpose: Pipeline
 Dated Date: October 26, 1982
 Recording Date: October 27, 1982
Recording No.: 8210270042
 Affects: A 60 foot wide strip of land

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 the Plat of Mountain View Estates:

Recording No.: 9006120025

Amended Plat of Mountain View Estates recorded October 4, 1991 under Recording No.: 9110040031.

5. 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: November 21, 1990
Recording No.: 9011210045

STATUTORY WARRANTY DEED

6. 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Sedro Woolley.

EXHIBIT "A"

Order No.: 245471698

LOT 27, AMENDED PLAT OF MOUNTAIN VIEW ESTATES, AS PER PLAT
RECORDED IN VOLUME 14 OF PLATS, PAGE 198, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.