

202509040081

09/04/2025 04:10 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Richard D. Lindsay and Dianna M. Lindsay
Terry A. Lindsay
310 S 11th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252896

Sep 04 2025

Amount Paid \$4707.40
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
620059796

Escrow No.: 620059796

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan Perrault, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Richard D. Lindsay and Dianna M. Lindsay, a married couple and Terry A. Lindsay, an unmarried person

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.)

UNIT 106, VIEWMONT, A CONDO

Tax Parcel Number(s): P81636/4409-000-106-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 09/04/2025

Susan Perrault

Susan Perrault

State of Montana

County of Gallatin

This record was acknowledged before me on 09/04/2025 by Susan Perrault.

[Signature]

(Signature of notary public)

Notary Public in and for the State of Montana

My appointment expires: 01/22/2029

Signer is in Hood River, OR

Notarized remotely online using communication technology via Proof.

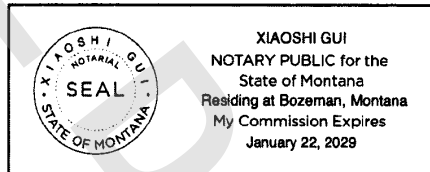


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P81636/4409-000-106-0002

UNIT 106, VIEWMONT (A CONDOMINIUM), ACCORDING TO THE DECLARATION THEREOF RECORDED SEPTEMBER 24, 1979, UNDER AUDITOR'S FILE NO. 7909240004 AND ANY AMENDMENT THERETO, AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME OF 2 OF SURVEYS, PAGES 191, 192 AND 193, RECORDS OF SKAGIT COUNTY WASHINGTON;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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 Survey:

Recording No: 9001230002
Recording No: 9006180015

2. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium;
Recorded: September 24, 1979
Recording No.: 7909240004, records of Skagit County, Washington

And in Amendments thereto

Recorded: July 19, 1985, August 17, 1998, March 13, 2001 and October 8, 2009
Recording No: 8507190008
Recording No: 9808170136
Recording No: 200103130072
Recording No: 200910080106

3. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc.
Purpose: Broadband Communications System
Recording Date: September 29, 2004
Recording No.: 200409290020
Affects: Said premises and other property

5. Skagit County Right to Farm Ordinance as disclosed in instrument;

Recording Date: September 6, 2013
Recording No.: 201309060105

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

Granted to: Comcast Cable Communications Management, LLC
Purpose: Broadband communications services
Recording Date: August 8, 2016

EXHIBIT "B"Exceptions
(continued)

Recording No.: 201608080115

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Mt Vernon.
10. City, county or local improvement district assessments, if any.