

AFTER RECORDING MAIL TO:

BGK Lakeview, LLC  
640 E. Club Circle  
Longwood, FL 32779



201704280099

Skagit County Auditor \$77.00  
4/28/2017 Page 1 of 5 11:55AM

Filed for Record at Request of:  
First American Title Insurance Company

Space above this line for Recordors use only

### STATUTORY WARRANTY DEED

File No: 4271-2835469 (HL)

Date: April 23, 2017

Grantor(s): Frank Iantorno and Barbara M. Iantorno

Grantee(s): BGK Lakeview, LLC

Abbreviated Legal: THAT PORTION OF LOTS 4, 5, AND 6, BLOCK 43, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY

Additional Legal on page:

Assessor's Tax Parcel No(s): 4135-043-900-0308

P 74701

#01162019 Land Title

**THE GRANTOR(S)** Frank Iantorno and Barbara M. Iantorno, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **BGK Lakeview, LLC, a Washington limited liability company**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**THAT PORTION OF LOTS 4, 5, AND 6, BLOCK 43, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON AND THAT PORTION OF VACATED LAKESIDE BOULEVARD ADJOINING SAID LOTS, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THAT CERTAIN 40 FOOT ROADWAY CONVEYED TO SKAGIT COUNTY BY DEED DATED OCTOBER 9, 1946 AND RECORDED UNDER AUDITOR'S FILE NO. 397033, IN VOLUME 213 OF DEEDS, PAGE 368, 30.0 FEET SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SAID LOT 4; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID 40 FOOT ROADWAY, A DISTANCE OF 50.0 FEET TO A POINT 20.0 FEET SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SAID LOT 5; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO AN INTERSECTION OF THE SHORE LINE OF BIG LAKE WITH THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 10.0 FEET OF SAID LOT 6 EXTENDED SOUTHWESTERLY TO THE SHORE LINE OF BIG LAKE;**

SHORE

**THENCE SOUTHEASTERLY ALONG THE SHORELINE OF BIG LAKE TO AN INTERSECTION OF SAID SHORE LINE OF BIG LAKE AND THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 15.0 FEET OF SAID LOT 5, EXTENDED SOUTHWESTERLY TO THE SHORELINE OF BIG LAKE;  
THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.**

Subject To: This conveyance is subject to all taxes and assessments not yet due and payable and the permitted exceptions set forth in Exhibit A. Attached as Exhibit B, which by this reference is incorporated herein, is the disclosure with respect to natural resource land as required by Skagit County Code 14.38.030.

**READ AND APPROVED BY:  
BGK Lakeview, LLC, a Washington limited liability company**

By: Brent Gardner, Manager

Frank Iantorno

Barbara M. Iantorno

20171780  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 28 2017

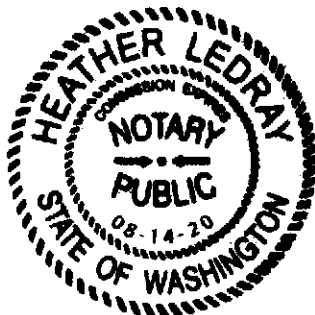
Amount Paid \$7,534.40  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington )  
)-ss  
COUNTY OF Whatcom )

I certify that I know or have satisfactory evidence that **Frank Iantorno and Barbara M. Iantorno** is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-24-17

Heather Ledray  
Notary Public in and for the State of Washington  
Residing at: Bellingham  
My appointment expires: 8/14/20



**THENCE SOUTHEASTERLY ALONG THE SHORELINE OF BIG LAKE TO AN INTERSECTION OF SAID SHORE LINE OF BIG LAKE AND THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 15.0 FEET OF SAID LOT 5, EXTENDED SOUTHWESTERLY TO THE SHORELINE OF BIG LAKE;  
THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.**

Subject To: This conveyance is subject to all taxes and assessments not yet due and payable and the permitted exceptions set forth in Exhibit A. Attached as Exhibit B, which by this reference is incorporated herein, is the disclosure with respect to natural resource land as required by Skagit County Code 14.38.030.

**READ AND APPROVED BY:  
BGK Lakeview, LLC, a Washington limited liability company**



By: **Brent Gardner, Manager**

\_\_\_\_\_  
Frank Iantorno

\_\_\_\_\_  
Barbara M. Iantorno

STATE OF Washington )  
 )-ss  
COUNTY OF Whatcom )

I certify that I know or have satisfactory evidence that **Frank Iantorno and Barbara M. Iantorno**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this Instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Heather Ledray  
Notary Public in and for the State of Washington  
Residing at: Bellingham  
My appointment expires: 8/14/20

EXHIBIT A

Schedule "B-1"

01-162019-F

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Skagit County Sewer District No. 2, a municipal corporation
Purpose:	Sewers and appurtenances
Area Affected:	A 10 foot strip, the centerline of which will be located at the time of sewer construction
Dated:	March 11, 1978
Recorded:	January 30, 1979
Auditor's No.:	895766

- B. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Big Lake.
- C. Any prohibition of or limitation on use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
- D. Any question of encroaching retaining wall as delineated on the face of Survey recorded March 14, 2003, under Auditor's File No. 200303140221, records of Skagit County, Washington.

## EXHIBIT B

### Disclosure



#### Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.