


When recorded return to:  
Alisa Dawn Clark and Tyler Bud Clark  
7889 Logsdon Lane  
Concrete, WA 98237

  
**201809120050**  
09/12/2018 11:17 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620035500

**CHICAGO TITLE**  
**020035500**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian P. Stamback and Kristen Stamback, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Alisa Dawn Clark and Tyler Bud Clark, Wife and Husband

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

Lot 1, SKAGIT COUNTY SHORT PLAT NO. 99-0017, as approved March 2, 2001, recorded  
March 12, 2001, under Auditor's File No. 200103120137, records of Skagit County, Washington;  
being a portion of Government Lot 3 and Government Lot 7, Section 9, Township 35 North, Range  
8 East of the Willamette Meridian, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P104579 / 350809-0-004-0404

Subject to:


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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20184042  
SEP 12 2018

Amount Paid \$7480 .11  
Skagit Co. Treasurer  
By *MAM* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 9, 2018

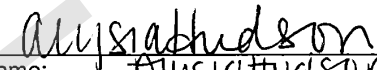
  
\_\_\_\_\_  
Brian P. Stamback

  
\_\_\_\_\_  
Kristen Stamback

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Brian P. Stamback and Kristen Stamback are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 09.11.2018

  
\_\_\_\_\_  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 03.01.2020

ALYSIA HUDSON  
STATE OF WASHINGTON  
NOTARY --●-- PUBLIC  
My Commission Expires 03-01-2020

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: September 6, 1949  
Auditor's No(s): 435450, records of Skagit County, Washington  
Executed By: Wm. H. Kimball, David N. Richardson, and Charles Blair, Trustees for the stockholders of The Sound Timber Company  
As Follows: Reserving all oil, coal, gas, and minerals upon or in said lands, and also the use of such surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 12, 1995  
Auditor's No(s): 9506120065, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects:

Right-of-Way No. 1: The Northwesterly 10 feet of the above Short Plat No. 91-071, EXCEPT the Northeasterly 300 feet thereof.

Right-of-Way No. 2: The Southwesterly 10 feet of the Northeasterly 300 feet of the above described parcels as measured parallel with and at right angles to the Northeasterly line thereof.

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: June 22, 1995  
Auditor's No(s): 9506220063, records of Skagit County, Washington  
In favor of: James Cook, Jr. and Terri Cook, husband and wife  
For: Drainage  
Affects: The Northwesterly 10 feet of said premises

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 8, 1994  
Auditor's No(s): 9408080065, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Short Plat No. 91-07

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

Being located as constructed or to be constructed on the above described property, generally described as follows:

Easement No. 1: All streets, road rights-of-way, ingress, egress and utility easements as now or hereafter designed, platted and/or constructed within the above described Parcels "A" and "B". (When said streets and roads are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described Parcels "A" and "B" being parallel to and coincident with the boundaries of all private/public street, road rights-of-way, ingress, egress and utility easements.

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: April 14, 1999  
Auditor's No(s): 9904140109, records of Skagit County, Washington  
In favor of: James Cook, Jr. and Terri Cook, husband and wife  
For: Ingress, egress, utilities and emergency vehicle turnaround  
Affects: A 40 foot wide strip across said premises

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Short Plat NO. 91-104:

7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

8. Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Recording Date: December 16, 1999  
Recording No.: 199912160091

Reference is hereby made to said document for full particulars.

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

9. Access, Utility and Well Protection Easement executed by James Cook, et ux, recorded December 16, 1999, under Auditor's File No. 199912160090, records of Skagit County, Washington.
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Short Plat No. 99-0017:  
  
Recording No: 200103120137
11. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
  
Recorded: August 18, 2003  
Auditor's No(s): 200308180293, records of Skagit County, Washington  
In favor of: James A. Lakey and Cristi A. Lakey, husband and wife  
For: An existing driveway  
Affects: The Westerly portion of said premises
12. Exceptions and reservations as contained in instrument;  
  
Recorded: August 18, 2003  
Auditor's No.: 200308180294, records of Skagit County, Washington  
Executed By: Elk Properties, a Washington limited liability company  
As Follows: Seller reserves the right to approve any new or used mobile homes in writing prior to installation onto the above referenced property
13. Terms, conditions, and restrictions of that instrument entitled Lot of Record Certification;  
  
Recorded: October 16, 2006  
Auditor's No(s): 200610160193, records of Skagit County, Washington  
In Favor of: Skagit County Planning and Development Services
14. Terms, conditions, and restrictions of that instrument entitled Title Notification;  
  
Recording Date: March 20, 2009  
Recording No.: 200903200107
15. City, county or local improvement district assessments, if any.