

When recorded return to:
Christopher Trout
12204 Hilynn Drive
Burlington, WA 98233



201812100083

12/10/2018 11:23 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.: 620036312

CHICAGO TITLE

620036312

STATUTORY WARRANTY DEED

THE GRANTOR(S) Vicki S. Archer, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Christopher Trout, an unmarried man

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

Lot 16, NORTHSOUND ESTATES NO. 1, according to the plat thereof, recorded in Volume 9 of Plats, pages 6 and 7, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P67688/ 3962-000-016-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185373
DEC 10 2018

Amount Paid \$ 6582.10
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 3, 2018

Vicki S. Archer
Vicki S. Archer

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Vicki S. Archer is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/3/18

Jeannine Ballard
Name: Jeannine Ballard
Notary Public in and for the State of WA
Residing at: 11111 1st St
My appointment expires: 9/9/21

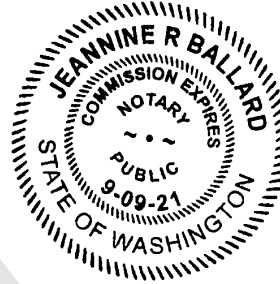


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 NORTHSOUND ESTATES NO. 1:

Recording No: 676023

2. Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: October 10, 1892
Volume: 23 of Deeds
Page: 690
For: Right of way for drainage purposes
Affects: A portion of said premises and other property
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 29, 1976
Auditor's No(s): 837935, records of Skagit County, Washington
In favor of: City of Burlington
For: Sewer

Note: Exact location and extent of easement is undisclosed of record.

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 1, 1962
Auditor's No(s): 626901, records of Skagit County, Washington
In favor of: Gene Sargent and Charlotte Sargent
For: Roadway purposes
Affects: Private roadway delineated on plat
5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: February 9, 1966
Auditor's No(s): 678479, records of Skagit County, Washington
Executed By: North Sound Corporation

AMENDED by instrument(s):

Recorded: February 2, 1981
Auditor's No(s): 8102020019, records of Skagit County, Washington

EXHIBIT "A"Exceptions
(continued)

NOTE: A purported abandonment of that certain easement and restriction designated in Paragraph 13 in instrument recorded February 9, 1966, under Auditors' File No. 678479, records of Skagit County, Washington. This document was recorded on August 23, 1982, under Auditor's File No. 8208230059, records of Skagit County, Washington.

6. 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: August 23, 1982
Auditor's No(s): 8208230061, records of Skagit County, Washington
Executed By: Joseph F. Schibret and Shirley A. Schibret, et al
As Follows: No buildings shall be placed upon said private road
7. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: February 9, 1966
Auditor's No(s): 678478, records of Skagit County, Washington
Executed By: North Sound Corporation
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Burlington Sewer District.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 13, 2018

between Christopher R Trout ("Buyer")

Buyer Buyer

and Vicki Archer ("Seller")

Seller Seller

concerning 12204 Hilynn Drive Burlington WA 98233 (the "Property")

Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticated: 11/13/2018
Christopher R Trout
Buyer 5:26:24 PM PST Date

Authenticated: 11/13/2018
Vicki Archer
Seller 11:24:55 PM PST Date

Buyer Date

Seller Date