

When recorded return to:
Shelley M. Nyhammer
3221 Park Lane #B
Mount Vernon, WA 98273



201903250098

03/25/2019 01:24 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037195

CHICAGO TITLE
620037195

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kyle B. Chinn and Abby L. Chinn, who acquired title as Abby B. Suttles, 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 Shelley M. Nyhammer, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Unit 3221-B, PARK LANE CONDOMINIUM PHASE II, according to the Declaration thereof recorded August 23, 2005, under Auditor's File No. 200508230145 and any amendments thereto; and Map and Plans thereof recorded July 16, 2007, under Auditor's File No. 200707160193, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P126383 / 4934-000-221-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191056
MAR 25 2019

Amount Paid \$ 5024.60
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 19, 2019

X K L

Kyle B. Chinn

X Abby

Abby B. Chinn
L A C

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kyle B. Chinn and Abby B. Chinn 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: 3/22/19

Donna Lee Reed

Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Maple Valley, WA
My appointment expires: 10/1/2019

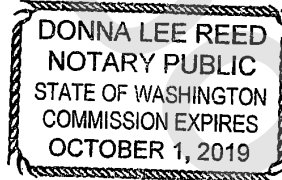


EXHIBIT "A"

Exceptions

1. 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 MADDOX CREEK PUD PHASE I:

Recording No: Volume 16 of plats pages 121-130

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 17, 2002
Auditor's No.: 200201220124, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
3. 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: November 2, 2000
Auditor's No(s).: 200011030078, records of Skagit County, Washington
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 15, 2002
Auditor's No.: 200211210175, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
5. 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 MADDOX CREEK PUD PH. 3:

Recording No: 200008140137
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;

EXHIBIT "A"Exceptions
(continued)

Recorded: September 9, 1996
 Auditor's No(s): 9609090083, records of Skagit County, Washington
 Executed By: City of Mount Vernon and InterWest Properties, Inc.

7. 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 20, 1996
 Auditor's No(s): 9609200055, records of Skagit County, Washington
 Executed By: InterWest Properties, Inc.

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 20, 1996
 Auditor's No(s): 9609200054, records of Skagit County, Washington
 Imposed By: Maddox Creek Master Community Association

AMENDED by instrument(s):

Recorded: November 03, 2000
 Auditor's No(s): 200011030078, records of Skagit County, Washington

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

Recorded: April 4, 2000
 Auditor's No(s): 200004040010, records of Skagit County, Washington
 In favor of: Skagit County Public Utility District No. 1
 For: Pipeline
 Affects: 20 foot strip across a portion of Maddox Creek P.U.D. Phase 3

10. Easement, including the terms and conditions thereof, granted by instrument

Recorded: December 17, 1997
 Auditor's No.: 9712170076, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County
 For:

Construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water

Affects: A non-exclusive 20 foot wide easement over, under and across a portion of said Maddox Creek P.U.D. Phase 3

11. Covenants, conditions and restrictions 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

EXHIBIT "A"Exceptions
(continued)

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: September 20, 1996
Recording No.: 9609200054

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 3, 2000
Recording No.: 200011030078

12. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium of Maddox Highlands Condo Phase I;
Recorded: January 23, 2001
Auditor's No.: 200101230038, records of Skagit County, Washington

And in Amendments thereto

Recorded: January 26, 2001
Auditor's No.: 200101260084, records of Skagit County, Washington
Affects: Lot B-9 of Maddox Creek P.U.D. Phase 3

13. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium of Park Lane Condo Phase I;
Recorded: August 23, 2005
Auditor's No.: 200508230145, records of Skagit County, Washington

And in Amendments thereto

Recorded: September 15, 2005, April 12, 2007 and July 16, 2007
Auditor's No.: 200509150004, 20704120144 and 200707160194, records of Skagit County, Washington

14. 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 PARK LANE CONDO PHASE I:

Recording No: 200508230144 and amended under 200509150004

15. 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

EXHIBIT "A"

Exceptions
(continued)

said covenant or restriction is permitted by applicable law, as set forth on PARK LANE CONDO PHASE II:

Recording No: 200707160193

16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by City of Mount Vernon.
18. Assessments, if any, levied by Maddox Creek Master Community Association.
19. Assessments, if any, levied by Unit Owners Park Lane Condominium.

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 16, 2019
between Nyhammer ("Buyer")
Buyer _____ Buyer
and Chinn ("Seller")
Seller _____ Seller
concerning 3221 Park Lane #B Mt. Vernon WA 98273 (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.

Authentisign
Shelley M. Nyhammer 02/16/2019
Buyer 6:50:28 PM PST _____ Date

Buyer _____ Date

Authentisign
Kyle B Chinn 02/17/2019
Seller 11/17/2019 5:31:16 PM PST _____ Date

Authentisign
Abby L Chinn 02/17/2019
Seller 02/17/2019 5:53:12 PM PST _____ Date