

When recorded return to:
Stephen Aghjayan
4121 Rice Street No. 2706
Lihue, HI 96766



201905150092

05/15/2019 03:25 PM 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.: 620037579

CHICAGO TITLE CO.
620037579

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward Clark, a single person

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

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 29, PLAT OF WILDERNESS VILLAGE DIV. NO. 1, according to the plat thereof, recorded in Volume 10 of Plats, page 48, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P78212 / 4208-000-029-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191819
MAY 15 2019

Amount Paid \$ *895.00*
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 9, 2019

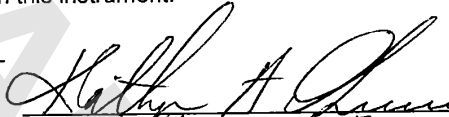


Edward Clark

State of Washington
County of Skagit

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

Dated: May 13, 2019



Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2022

Notary Public
State of Washington
Katheryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;
 Recorded: November 5, 1935
 Auditor's No.: 273805, records of Skagit County, Washington
 In favor of: The Sound Timber Company, an Iowa corporation
 For: 30 foot road right-of-way
 Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the
 Willamette Meridian (being a portion of the underlying legal description of
 said plat)

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

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: November 30, 1973
 Auditor's No(s): 793933, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary
 appurtenances

3. 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 PLAT OF
 WILDERNESS VILLAGE DIV. NO. 1:

 Recording No: 788213

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction,
 but omitting any covenants or restrictions, if any, 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;
 Recorded: July 20, 1973
 Auditor's No(s): 788214, records of Skagit County, Washington
 Executed By: Valleys West, a Limited Partnership, et al

 AMENDED by instrument(s):
 Recorded: September 7, 2004, May 5, 2005 and July 23, 2007
 Auditor's No(s): 200409070165, 200505050063 and 200707230123 records of Skagit
 County, Washington

5. Assessments or charges and liability to further assessments or charges, including the terms,
 covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: July 20, 1973 and September 7, 2004

EXHIBIT "A"Exceptions
(continued)

Auditor's No(s): 788214 and 200409070165, records of Skagit County, Washington
 Imposed By: Valleys West, a Limited Partnership, et al

6. 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.
7. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: November 26, 2007
 Recording No.: 200711260121
8. Mitigation Plan Public Water System Wellhead Protection Area including the terms, covenants and provisions thereof

Recording Date: December 4, 2007
 Recording No.: 200712040099
9. Assessment, including the terms and conditions thereof, disclosed by instrument

Recorded: March 14, 2006
 Auditor's No.: 200603140115, records of Skagit County, Washington
 For: Acquisition, construction and installation of a water supply system
 Resolution No.: 2064-06 of the Commission of Public Utility District No. 1 of Skagit County, Washington
 Establishing: Local Utility District No. 27
 Roll No.: 123
 Account No.: P78212
 Amount: \$7,946.06, plus interest, if any
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Wilderness Village Community Association.

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 April 30, 2019
between Stephen Aghjayan ("Buyer")
Buyer Buyer
and Edward Clark ("Seller")
Seller Seller
concerning 7344 Skagit View Dr Concrete WA 98237 (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.

Stephen Aghjayan 4-30-19
Buyer Date

Authenticate
Edward Clark 05/01/2019
Seller Date
5/1/2019 4:34:50 PM PDT

Buyer Date

Seller Date