


When recorded return to:  
Andrew Macintyre  
13232 Parkhurst Lane  
Mount Vernon, WA 98273

  
**201907120057**  
07/12/2019 11:38 AM Pages: 1 of 4 Fees: \$104.50  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

**CHICAGO TITLE**  
**500087273**

Escrow No.: 500087273

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Randolph Miller Trustee of The Miller Family Trust, under Agreement dated the 14th day of November, 1994

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

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

Tract 2, Short Plat #109-78, being a portion of Block 1, "Bingham Acreage, Skagit County, Washington", as per plat recorded in Volume 4 of plats, page 24, approved February 7, 1979 and recorded in Volume 3 of Short Plats, page 68, Auditors File No. 896297, records of Skagit County, Washington.

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

Tax Parcel Number(s): P62165

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 2881  
JUL 12 2019

Amount Paid \$6,893.<sup>60</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: July 5, 2019

The Miller Family Trust, under Agreement dated the 14th day of November, 1994

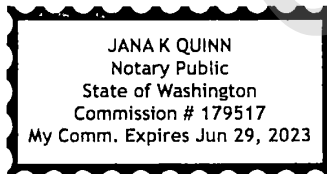
BY: Randolph Miller, trustee  
Randolph Miller  
Trustee

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Randolph Miller is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of The Miller Family Trust, under Agreement dated the 14th day of November, 1994 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 10 2019

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**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 Plat of Bingham Acreage, Skagit County, Washington.

Volume 4 of plats, page 24

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission line  
Recording No.: 425321

3. 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 Short Plat:

Recording No: 896297

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation  
Purpose: The right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, with right of ingress and egress  
Recording Date: April 10, 1979  
Recording No.: 7904100049

5. 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.

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 June 23, 2019  
between Andrew Macintyre <sup>AM</sup> 6/25/2019 ("Buyer")  
Buyer Buyer  
and Miller Family Trust ~~Randy~~ ("Seller")  
Seller Seller  
concerning 13232 Parkhurst Lane Mount 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.

DocuSigned by:  
Andrew Macintyre 6/23/2019  
Buyer 01974328455... Date

RAM 6/24/19  
Seller Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date