

When recorded return to:
Robert Armijo and Maria Armijo
7216 Steelhead Lane
Burlington, WA 98233



201907170079

07/17/2019 01:42 PM Pages: 1 of 5 Fees: \$105.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038572

CHICAGO TITLE
620038572

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Cauchon and Angela Cauchon, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Robert Armijo and Maria Armijo, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 4, SAMISH RIVER PARK, DIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 43 AND 44, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P68679 / 3990-000-004-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192965

JUL 17 2019

Amount Paid \$6,413.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 12, 2019

[Signature]
Michael Cauchon
[Signature]
Angela Cauchon

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Michael Cauchon and Angela Cauchon is/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: July 16, 2019

[Signature]
Name: Katheryn 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. 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 SAMISH RIVER PARK DIVISION NO. 1:
Recording No: 703269

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 10, 1929
Auditor's No(s): 225812, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

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

3. 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.

4. 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: August 15, 1967
Auditor's No(s): 703232, records of Skagit County, Washington

AMENDED by instrument:
Recorded: February 16, 1968, April 12, 1979, September 22, 1995, March 23, 1998, and August 18, 1998
Auditor's No.: 710329, 7904120004, 9509220088, 9803230110 and 9808180048, 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: August 15, 1967
Auditor's No(s): 703232, records of Skagit County, Washington

EXHIBIT "A"Exceptions
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: State of Washington, Department of Game
Purpose: Passage over and use of stream bank property by sport fisherman
Recording Date: May 11, 1954
Recording No.: 501365
7. Temporary Easement to Skagit County including the terms, covenants and provisions thereof
Recording Date: September 20, 2018
Recording No.: 201809200009
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Samish River Park, Inc..
10. City, county or local improvement district assessments, if any.

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 17, 2019
between Robert Armijo Maria Armijo
Buyer Buyer ("Buyer")
and Angela Cauchon Michael Cauchon
Seller Seller ("Seller")
concerning 7216 Steelhead Lane 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.

Robert Armijo 6-17-19
Buyer Date
Maria Armijo 6/17/19
Buyer Date

Authenticator
Angela Cauchon 06/17/2019
Seller 7:50:35 PM PDT Date
Authenticator
Michael Cauchon 06/17/2019
Seller 7:46:09 PM PDT Date