201908020050

08/02/2019 01:22 PM Pages: 1 of 6 Fees: \$108.50

Skagit County Auditor, WA

When recorded return to: Melissa Bolton 4464 Scotts Alley Mount Vernon, WA 98274

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620038979

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 2019-3268 Aug 02 2019 Amount Paid \$5432.22 Skagit County Treasurer By Marissa Guerrero Deputy

CHICAGO TITLE CO. 620038979

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jordyne Lobbestael and Marshall Lobbestael, wife and husband

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

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 173, PLAT OF CEDAR HEIGHTS PUD 1 PHASE 2, according to the plat thereof, recorded
May 31, 2007, under Auditor's File No. 200705310138, 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): P126228 / 4929-000-173-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: July 30, 2019

Jordyne Lobbestael

Marshall Lobbestael

State of WASHINGTON County of SKAGIT

I certify that I know or have satisfactory evidence that Jordyne Lobbestael and Marshall Lobbestael 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: Hugust 1, 2019

Name: Lovea Loavea
Notary Public in and for the State of Walk
Residing at:

My appointment expires: 10 37 3033

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"

Exceptions

 Terms, conditions, and restrictions of that instrument entitled Mound Fill System Installation Conditional Agreement;

Recording Date: August 31, 1987 Recording No.: 8708310002

Affects: Portion of said premises

2. Agreement, including the terms and conditions thereof;

Between: Arnold P. Libby and AAA Mechanical Cont.

Recording Date: December 9, 1998 Recording No.: 9812090103

Agreement, including the terms and conditions thereof;

Between: Lee M. Utke, Grantor and Cedar Heights, LLC, Grantee

Recording Date: November 22, 2005
Recording No.: 200511220026,
Regarding: Sewer and storm drain

 Terms, conditions, and restrictions of that instrument entitled Notice of Interest in Real Property;

Recording Date: July 11, 2006 Recording No.: 200607110067

5. Easement, including the terms and conditions thereof, granted by instrument(s):

Recording Date: May 22, 2006 Recording No.: 200605220169

In favor of: Puget Sound Energy, Inc.

Regarding: Electric transmission and/or distribution line

Affects: Portion of said premises

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

Recording Date: May 22, 2006 Recording No.: 200605220170

Regarding: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line

7. 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,

EXHIBIT "A"

Exceptions (continued)

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 CEDAR HEIGHTS PUD 1 PHASE 2:

Recording No: 200705310138

8. 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;

Recording Date: January 19, 2007
Recording No.: 200701190117
Executed By: Cedar Heights LLC

AMENDED by instrument(s):

Recording Nos.: 200705230184, 200706200115, 200801110076, 201304040067,

201307110091 and 201308220077

 Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof,

Imposed By: Cedar Heights PUD No. 1 Homeowner's Association

 Terms, conditions, and restrictions of that instrument entitled Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road;

Recording Date: January 19, 2007 Recording No.: 200701190118

11. 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;

Recording Date: May 31, 2007
Recording No.: 200705310139
Executed By: Cedar Heights, LLC

AMENDED by instrument(s):

Recording Nos.: 200706200116 and 200801110076

EXHIBIT "A"

Exceptions (continued)

- 12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 13. City, county or local improvement district assessments, if any.
- 14. Assessments, if any, levied by the City of Mount Vernon.
- 15. Assessments, if any, levied by Cedar Heights P.U.D. No. 1 Homeowner's Association.

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	ng is part of the Purchase and	Sale Agreement dated	June 18, 2019	
between	Mellissa Bolton			("Buyer"
	Buyer	Buyer		
and	Jordyne Lobbestael	Marshall Lobbestael		("Seller"
	Seller	Seller		,
concerning 4464 Scotts Alley		Mount Vernon	WA 98274	(the "Property"
J	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.

Authentisca:
Mellisoa Bolton

O6/18/2019

Date

Authentisca:

Jordyne Lobbestael

O6/20/2019

Date

Authentisca:

Authentisca:

Authentisca:

Jordyne Lobbestael

O6/20/2019

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O6/20/2019

Date

Settlery 8:00:38 PM PDT

Date