

**When recorded return to:**

David Michael Walp and Linda Jean Shea  
5399 Island View Way  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4747

Oct 30 2019

Amount Paid \$15135.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
020040070

Escrow No.: 620040070

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Carol D. Penney, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to David Michael Walp and Linda Jean Shea, a married couple

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

LOT 4, "PLAT OF CHUCKANUT VIEW SUBDIVISION", ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 16 OF PLATS, PAGES 94 TO 97, INCLUSIVE, 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): P108578 / 4671-000-004-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 24, 2019

Carol D. Penney  
Carol D. Penney

State of Washington  
County of King

I certify that I know or have satisfactory evidence that

Carol D. Penney  
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/28/19

Julie M Dixon  
Name: Julie M Dixon  
Notary Public in and for the State of Wash  
Residing at: Cumano Island  
My appointment expires: 2/2/2022



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: November 6, 1990  
Auditor's No(s): 9011060079, records of Skagit County, Washington  
In favor of: Eldridge C. Deming, as his separate property  
For: A non-exclusive easement for ingress, egress and utilities  
Affects: A 60 foot wide strip, the location of which is not disclosed
  
2. Covenants, conditions, restrictions, and easements 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: April 3, 1996  
Auditor's No(s): 9604030028, records of Skagit County, Washington  
Executed By: Robert Thomaston  
  
AMENDED by instrument(s):  
Recorded: July 18, 1996, October 15, 1996 and August 14, 1997  
Auditor's No(s): 9607180009, 9610150031 and 9708140048, records of Skagit County, Washington
  
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 CHUCKANUT VIEW SUBDIVISION:  
  
Recording No: 9604030024
  
4. Plat Lot of Record Certification including the terms, covenants and provisions thereof  
  
Recording Date: August 29, 2005  
Recording No.: 200508290251
  
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy, Inc.  
Purpose: Utility Systems  
Recording Date: October 10, 2005  
Recording No.: 200510100092
  
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

**EXHIBIT "A"**

Exceptions  
(continued)

document:

Granted to: Donald Virgovic and Deborah Virgovic, husband and wife  
Purpose: Ingress, egress and parking  
Recording Date: September 2, 2016  
Recording No.: 201609020161

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Chuckanut View Estates Home Owner'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**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 06, 2019  
between David Michael Walp Linda Jean Shea ("Buyer")  
Buyer Buyer  
and Carol D. Penney ("Seller")  
Seller  
concerning 5399 Island View Way Bow WA 98232 (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.

Authenticator  
DMM Walp 09/08/2019  
Buyer 06:25 AM PDT Date

CSP 9-9-2019  
Seller Date

Authenticator  
Linda Shea 09/08/2019  
Buyer 07:31:24 AM PDT Date

Seller Date