

201911010124

11/01/2019 03:20 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor, WA

**When recorded return to:**  
Chris Oliver and Holly Oliver  
17183 Lake View Boulevard  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4834

Nov 01 2019

Amount Paid \$10418.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039324

**CHICAGO TITLE**  
020039324

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Alliance Construction, LLC, A Washington Limited Liability Company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Chris Oliver and Holly Oliver, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 10, PLAT OF CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON, AS PER  
PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 49, 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): P64400/ 3882-000-010-0005

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 18, 2019

Alliance Construction, LLC, A Washington Limited Liability Company

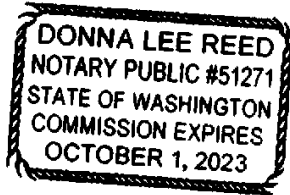
BY: [Signature]  
Garrick Sager

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Garrick Sager 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 garricksager@hotmail.com of Alliance Construction, LLC, A Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/1/2019

[Signature]  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2023



**EXHIBIT "A"**  
Exceptions

1. Rights granted by Day Lumber Company to overflow the bed and shores of Big Lake thereof by;  
Recording Date: July 21, 1924  
Recording No.: 173578
2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry  
Grantor: State of Washington  
Recording No.: 173577
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 FACE OF SAID PLAT CHEASTYS BIG LAKE TRACTS:  
Recording No: 201085
4. Terms, Conditions and Assessments thereof by;  
Recording Date: October 14, 1994  
Recording No.: 9410140045  
Resolution No.: 1640-94 of the Commission of Public Utility District  
No. 1 of Skagit County Washington
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 10, 2019  
between Chris Oliver Holly Oliver ("Buyer")  
Buyer Buyer  
and Alliance Construction, LLC ("Seller")  
Seller  
concerning 17183 Lake View Blvd Mount Vernon WA 98274 (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.

Authentication  
Chris Oliver 08/15/2019  
Buyer 08/15/2019 11:21:10 AM PDT Date

Authentication  
[Signature] 08/14/2019  
Seller 08/14/2019 11:28:47 AM PDT Date

Authentication  
Holly Oliver 08/15/2019  
Buyer 08/15/2019 11:28:47 AM PDT Date

Seller Date