

When recorded return to:
Amaris Scheenstra and Todd Scheenstra
7358 Skagit View Drive
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5291

Dec 06 2019

Amount Paid \$895.00

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

Escrow No.: 620040795

CHICAGO TITLE
020040795

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marianne Galbreath, 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 Amaris Scheenstra and Todd Scheenstra, a married couple

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

Lot 30, "WILDERNESS VILLAGE, DIVISION 1", as per plat recorded in Volume 10 of Plats at
Page s 48, 49 and 50, in the records of Skagit County, State of Washington.

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

Tax Parcel Number(s): P78213 / 4208-000-030-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 4, 2019

Marianne Galbreath
Marianne Galbreath

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Marianne Galbreath is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 6, 2019

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Armonon
My appointment expires: 10/27/2022

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

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: The Sound Timber Company
Purpose: Right of way
Recording Date: November 5, 1935
Recording No.: 273805

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 and/or distribution line
Recording Date: November 30, 1973
Recording No.: 793933

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 PLAT OF WILDERNESS VILLAGE DIV. NO. 1:

Recording No: 788213

4. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 20, 1973
Recording No.: 788214
Executed By: Valleys West, a Limited Partnership, et al

AMENDED by instrument(s):

- Recording No.: 200409070165
Recording No.: 200505050063
Recording No.: 200707230123
Recording No.: 201803050117

EXHIBIT "A"

Exceptions
(continued)

5. Liens and charges as set forth in the above mentioned declaration,
Payable to: Valleys West, a Limited Partnership, et al
6. 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.
7. 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."
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Wilderness Village Community Association.
11. Assessment, including the terms and conditions thereof, disclosed by instrument

Recording Date: March 14, 2006
Recording No.: 200603140115
Regarding: Acquisition, construction and installation of a water supply system
Resolution No.: 2064-06 of the Commission of Public Utility District No. 1 of Skagit County, Washington

EXHIBIT "A"
Exceptions
(continued)

Establishing:	Local Utility District No. 27
Roll No.:	36
Account No.:	P78213
Amount:	\$7,946.06, plus interest, if any