

When recorded return to:
Eric Ougland and Joann Ashcraft
18630 Abbey Place
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-5663
Dec 31 2019
Amount Paid \$6235.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040865

CHICAGO TITLE
620040865

STATUTORY WARRANTY DEED

THE GRANTOR(S) Keith Padgett, a married man as his separate estate and Crystal R. Robson and Matthew Robson, 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 Eric Ougland, an unmarried person and Joann Ashcraft, an unmarried person

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

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

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

Lot(s): 17, 18 and 19 Block: 2 PLAT OF ALGER

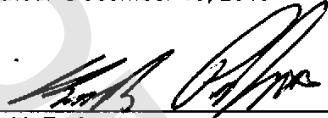
Tax Parcel Number(s): P70378 / 4042-002-019-0015

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 13, 2019



Keith Padgett



Crystal R. Robson




Matthew Robson

State of WASHINGTON
County of SUWOMIT.

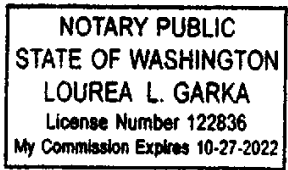
I certify that I know or have satisfactory evidence that
Keith Padgett

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: December 16, 2019



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



State of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Crystal R Robson and Matthew Robson
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: 12-26-19

Cassandra M Mitchell
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 3-10-21



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P70378 / 4042-002-019-0015

LOTS 17, 18, AND 19, BLOCK 2, "PLAT OF ALGER, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 ALGER:

Recording No: Volume 4 of Plats, Page 9
2. Resolution No. 1722-96 including the terms, covenants and provisions thereof

Recording Date: July 29, 1996
Recording No.: 9607290045
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. 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 November 21, 2019

between Eric Ougland Joann Ashcraft ("Buyer")
Buyer Buyer
and Keith Padgett Crystal R Robson ("Seller")
Seller Seller
concerning 18630 Abbey Place Alger WA 98229 (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
Eric Ougland 11/21/2019
Buyer 12:07 PM PST Date

Authenticator
Joann Ashcraft 11/21/2019
Buyer 12:12 PM PST Date

Authenticator
Keith Padgett 11/22/2019
Seller 7:53:15 PM PST Date

Authenticator
Crystal R Robson 11/22/2019
Seller 7:54:25 PM PST Date

Authenticator
Matthew Robson 11/22/2019
11/22/2019 7:40:17 PM PST