

202002280052
02/28/2020 10:43 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Sheri Stafford
336 Alderson Place
Burlington, WA 98233

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 20-4316

Guardian NW Title 20-4316-KS

THE GRANTOR(S) Heirs and Devises of Budd W. Mocna, Jr., who acquired title as Bud Mocna, deceased,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Sheri Stafford, a married woman, as her separate estate

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

Lot 4, Block 1, "LAMM'S PANORAMA VIEW LOTS", according to the plat thereof recorded in Volume 7 of
Plats, page 39, records of Skagit County, Washington.

Abbreviated legal description:

Lot 4, Block 1, LAMM'S PANORAMA VIEW LOTS

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A"
attached hereto

Tax Parcel Number(s): P67757 & 3965-001-004-0001

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020
FEB 28 2020

Amount Paid \$ 553.20
Skagit Co. Treasurer
By *ML* Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4316-KS

Page 1 of 3

Dated: February 27, 2020

Estate of Budd W. Moena, Jr.

By: Michael L. Moena, Personal Rep
Michael L. Moena, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Michael L. Moena is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute this instrument and acknowledged it as the Personal Representative of Estate of Budd W. Moena, Jr., deceased

Dated: 27 day of February, 2020

Kim M. Smith
Signature

notary
Title

My appointment expires: 10-6-2020

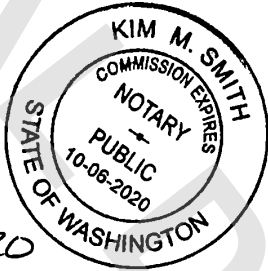


EXHIBIT A

20-4316-KS

1. Mineral reservations as contained in Deed through which title is claimed from W. M. Lindsay and Emma S. Lindsay, his wife, dated March 18, 1902 and recorded March 22, 1902, in Volume 44 of Deeds, page 412.

Said mineral rights are now owned by Skagit County.

2. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: June 14, 1955

Recorded: June 14, 1955

Auditor's No.: 519356

Executed By: E. S. Lamm

AMENDED DECLARATION OF PROTECTIVE RESTRICTIONS, AMENDING PARAGRAPH NO. 7 OF RESTRICTIONS SHOWN ABOVE:

Dated: May 11, 1956

Recorded: May 11, 1956

Auditor's No.: 535987

As Follows:

"All individual sewage disposal systems shall meet Federal Housing Administration requirements."

3. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Lamm's Panorama View Lots

Recorded: May 31, 1955

Auditor's No.: 518609

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".