

When recorded return to:

Michael D. Richter and PattiAnn M. Richter
23436 Palm Crest Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1631

May 08 2020

Amount Paid \$8610.20
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
020042199

Escrow No.: 620042199

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aaron W. Taylor and Mary E. Taylor, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michael D. Richter and PattiAnn M. Richter, a married couple

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

Tract 3, SKAGIT COUNTY SHORT PLAT NO. 10-85, approved July 15, 1985, and recorded July
17, 1985, in Volume 7 of Short Plats, page 32, under Auditor's File No. 8507170021, records of
Skagit County, Washington; being a portion of the East Half of the Southwest Quarter of the
Northeast Quarter of Section 32, Township 33 North, Range 3 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P17611 / 330432-1-011-0400

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 29, 2020

Aaron W. Taylor
Aaron W. Taylor
Mary E. Taylor
Mary E. Taylor

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Aaron W. Taylor and Mary E. Taylor are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-6-2020
Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2020

Notary Public State of Washington Jennifer Brazil Commission Expires 07/25/2020
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EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of Washington
Purpose: Ingress and egress
Recording Date: August 26, 1971
Recording No.: 757321
2. Easement, including the terms and conditions thereof, granted by instrument(s):

Recording Date: July 22, 1986
Recording No.: 8607220068
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line
3. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed,

Recording Date: August 26, 1971
Recording No.: 757320
To: State of Washington
4. 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 Skagit County Short Plat No. 10-85:

Recording No: 8507170021
5. 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: October 17, 1985
Recording No.: 8510170029

EXHIBIT "A"

**Exceptions
(continued)**

6. Agreement and the terms and conditions thereof:

Recording Date: April 15, 1987
Recording No.: 8704150046

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2020
Tax Account No.: P17611 / 330432-1-011-0400
Levy Code: 2665
Assessed Value-Land: \$199,900.00
Assessed Value-Improvements: \$215,400.00

General and Special Taxes:

Billed: \$4,497.11
Paid: \$2,248.60
Unpaid: \$2,248.51

9. City, county or local improvement district assessments, if any.
10. 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."