

When recorded return to:
Joshua D. Armstrong and Jennifer Armstrong
6684 Thomas Creek Drive
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043399

CHICAGO TITLE CO.

620043399

STATUTORY WARRANTY DEED

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Marissa Guerrero
Affidavit No. 2020-3119
Date 08/14/2020

THE GRANTOR(S) Tony A. Ware and Kimberly Ware, 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 Joshua D. Armstrong and Jennifer Armstrong, a married couple

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.)

LT 5, THE GLADE AT THOMAS CREEK LONG CARD PL-05-0093

Tax Parcel Number(s): P124896 / 4901-000-005-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

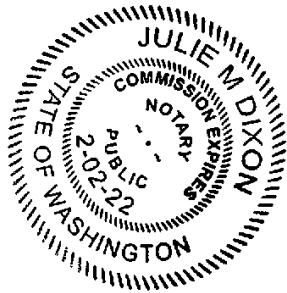
Dated: August 12, 2020

Tony A. Ware
Tony A. Ware
Kimberly Ware
Kimberly Ware

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Tony A. Ware + Kimberly Ware
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: 8/13/2020



Julie M. Dixon
Name: Julie M. Dixon
Notary Public in and for the State of Washington
Residing at: Camano Island
My appointment expires: 2/2/22

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124896 / 4901-000-005-0000

LOT 5, THE GLADE AT THOMAS CREEK LONG CARD PL-05-0093, AS APPROVED AUGUST 15, 2006 AND RECORDED AUGUST 21, 2006, UNDER AUDITOR'S FILE NO. 200608210099, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS RECORDED UNDER AUDITOR'S FILE NO. 200311120047 AND AS DELINEATED ON THE FACE OF THE GLADE AT THOMAS CREEK LONG CARD PL-05-0093, AS APPROVED AUGUST 15, 2006 AND RECORDED AUGUST 21, 2006, UNDER AUDITOR'S FILE NO. 200608210099, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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

Executed by: Pope & Talbot, Inc., a corporation
Recording No.: 476723

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Pope & Talbot, Inc., a corporation
Purpose: Road purposes
Recording Date: June 17, 1952
Recording No.: 476723
Affects: North 30 feet and the South 30 feet of plat

We note that after Pope & Talbot sold subject property with the reservation of an easement only, that they then attempted to convey the North 30 feet of subject property to Skagit county for road purposes by document recorded under Auditor's File No. 530869. The Company is unable to determine the affect or the validity of said conveyance.

3. 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

Executed by: Pope & Talbot, Inc., a corporation
Recording No.: 486434
Affects: Portion in easement recorded under Auditor's File No. 200311120047

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

Granted to: James W. Clark
Purpose: Road purposes
Recording Date: February 17, 1953
Recording No.: 486434
Affects: The South 30 feet of plat

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

Granted to: Doyle G. Dills and Virginia C. Dills, his wife
Purpose: Road purposes
Recording Date: March 16, 1979

EXHIBIT "B"
Exceptions
(continued)

- Recording No.: 7903160013
Affects: The South 30 feet of plat
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 17, 1979
Recording No.: 7904170026
Affects: Portion of the West Half of the Southeast Quarter of the Northwest Quarter
7. Easement and Road Maintenance Agreement and the terms and conditions thereof
- Recording Date: November 12, 2003
Recording No.: 200311120047
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 25, 2005
Recording No.: 200504250159
Affects: Portion of said premises
9. 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 The Glade at Thomas Creek Long Card PL-05-0093:
- Recording No: 200608210099
10. Protected Critical Area Easement and the terms and conditions thereof
- Recording Date: August 21, 2006
Recording No.: 200608210100
11. Shared Well and Water System Agreement for Thomas Creek Water System and the terms and conditions thereof

EXHIBIT "B"**Exceptions
(continued)**

Recording Date: August 21, 2006
Recording No.: 200608210101

12. Covenants, conditions and restrictions 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: August 21, 2006
Recording No.: 200608210102

13. Covenants, conditions and restrictions 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: January 23, 2007
Recording No.: 200701230076

14. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: August 21, 2006
Recording No.: 200608210103

15. Shared Well and Water System Agreement for Thomas Creek Water System

Recording Date: August 21, 2006
Recording No.: 200608210101
Regarding: Initial charge of \$2,500 will be charged to the original purchasers of Lots 3, 4, 5, 6, 7 & 8

16. 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

EXHIBIT "B"

Exceptions
(continued)

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."

17. Skagit County Right to Manage Natural Resource Lands Disclosure

Recording Date: October 3, 2017
Recording No.: 201710030053

18. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

19. City, county or local improvement district assessments, if any.