

When recorded return to:
Kyle A Martin and Samantha M Martin
1448 Barrell Springs Road
Bellingham, WA 982229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3720

Sep 17 2020

Amount Paid \$10087.60
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620044107

Escrow No.: 245430034

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stacy L Sanders and Keith D Sanders, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Kyle A Martin and Samantha M Martin, a married couple

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

Tract 2, SKAGIT COUNTY SHORT PLAT NO. 513-80 REVISED, approved November 13, 1980, and recorded January 11, 1980, in Volume 5 of Short Plats, page 1, under Auditor's File No. 8011140004, records of Skagit County, Washington; being a portion of Section 12, Township 36 North, Range 3 East of the Willamette Meridian; EXCEPT the Southeasterly 5 feet thereof conveyed to Skagit County for road purposes by deed recorded October 24, 1930, under Auditor's File No. 8010240001, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P47784 / 360312-1-011-0303,

See attached Exhibit "A" for Subject to:

STATUTORY WARRANTY DEED
(continued)

Dated: September 15, 2020

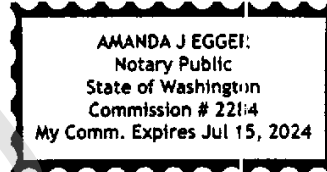
Stacy L Sanders
Stacy L Sanders
Keith D Sanders
Keith D Sanders

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Stacy L Sanders and Keith D Sanders 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: 9/16/2020

Name: Amanda Egger
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 7-15-24



STATUTORY WARRANTY DEED

(continued)

Exhibit "A"

Subject to:

1. 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 SKAGIT COUNTY SHORT PLAT NO. 88-78: Recording No: 891247
2. 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 SKAGIT COUNTY SHORT FLAT NO. 513-80: Recording No: 8011140004
3. Agreement, including the terms and conditions thereof, Between: John M. Hauter and Pegeen White Hauter, husband and wife, and Victor Duppenenthaler and Marilyn Duppenenthaler, husband and wife Recording Date: November 20, 1978 Recording No.: 891629
Providing: Well and appurtenances
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Puget Sound Power and Light Company Purpose: Electric transmission and/or distribution line Recording Date: June 5, 1956 Recording No.: 536986
5. Terms, conditions, and restrictions of that certain instrument; Recording Date: June 19, 1943 Recording No.: 363261
6. Protected Critical Area Site Plan and the terms and conditions thereof: Recording Date: April 1, 2019 Recording No.: 201904010125
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."