

**When recorded return to:**  
Tyler Schram  
923 Presidio Place  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4986  
Nov 20 2020  
Amount Paid \$4885.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620045061

CHICAGO TITLE  
620045061

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard Schram and Katherine Schram, Trustees of the Richard and Katherine Schram 1989 Revocable Trust, dated April 28, 1989

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Tyler Schram, an unmarried man

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 36, SUMMER MEADOWS

Tax Parcel Number(s): P107020 /  
4630-000-036-0005

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 18, 2020

The Richard and Katherine Schram 1989 Revocable Trust

BY: [Signature]  
Richard Schram  
Trustee

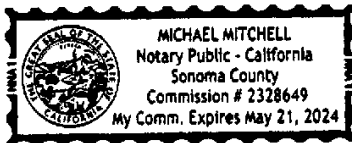
BY: [Signature] Trustee  
Katherine Schram  
Trustee

State of CALIFORNIA  
SONOMA COUNTY of SONOMA

I certify that I know or have satisfactory evidence that RICHARD SCHRAM & KATHERINE SCHRAM  
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)  
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and  
acknowledged it as the Trustee of The Richard and Katherine Schram 1989 Revocable Trust to be the  
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/19/2020

[Signature]  
Name: MICHAEL MITCHELL, NOTARY PUBLIC  
Notary Public in and for the State of CALIFORNIA  
Residing at: 440 ANSELMO ROAD, SUITE 200, SAN RAFAEL, CA 94903  
My appointment expires: MAY 21, 2024



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): **P107020 /**  
**4630-000-036-0005**

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Lot 36, Summer Meadows, according to the plat thereof, recorded in Volume 15 of plats, pages 176 through 178, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

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

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	February 1, 1994
Recording No.:	9402010068
  
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 **SHORT PLAT NO. SW-1-78:**  
  
Recording No: 872597
  
3. 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 **PLAT OF SUMMER MEADOWS:**  
  
Recording No: 9407130077
  
4. 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: July 15, 1994  
Recording No.: 9407150146
  
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

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

Recording Date: June 6, 1995  
Recording No.: 9506060018

6. Liens and charges as set forth in the above mentioned declaration,

Payable to: Cornerstone Court, Joint Venture

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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Sedro-Woolley.
11. Assessments, dues and charges, if any, levied by Summer Meadows Owners' Association.