

When recorded return to:
Sabrina L. Blacklock and Joel Van Sickle
17166 Sky Ridge Court
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2590
Jun 08 2021
Amount Paid \$11031.00
Skagit County Treasurer
By Flora Cruz Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047518

CHICAGO TITLE
620047518

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul Myers, Jr. and Lorraine Myers, 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 Sabrina L. Blacklock and Joel Van Sickle, 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 35, STOCKFLETH'S SKYRIDGE ASSESSOR'S PLAT AND PTN LT 2, SP NO. 92-013

Tax Parcel Number(s): P69781 / 4021-000-035-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 3, 2021

Paul Myers, Jr.
Paul Myers, Jr.

Lorraine Myers
Lorraine Myers

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Paul Myers JR and Lorraine Myers
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: June 4, 2021

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

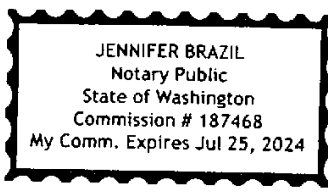


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P69781 / 4021-000-035-0006

LOT 35, "STOCKFLETH'S SKYRIDGE ASSESSOR'S PLAT", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 42, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH ALL THAT PART OF LOT 2, SKAGIT COUNTY SHORT PLAT NO. 92-013, APPROVED JULY 10, 1992, RECORDED JULY 13, 1992, IN BOOK 10 OF SHORT PLATS, PAGES 98 AND 99, UNDER AUDITOR'S FILE NO. 9207130048 AND BEING A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 35, "STOCKFLETH'S SKYRIDGE ASSESSOR'S PLAT";

THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 35, A DISTANCE OF 80.00 FEET;

THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 35, A DISTANCE OF 120.00 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE SAID LOT 35;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 35;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 35, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 23, 1943
Auditor's No.: 368018, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 20, 1956
Auditor's No.: 540242, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipe or pipes, line or lines
Affects:

A strip of land 20 feet in width being 10 feet on each side of the following described centerline: Beginning at a point 1,358.36 feet South and 450.31 feet East of the Northwest corner of the Northeast Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, which point is on the Easterly right-of-way line of the Blodgett Road; thence Easterly bearing South 88°40' East a distance of 865.50 feet; thence North 63°54' East a distance of 462.80 feet; thence North 18°54' East a distance of 30.60 feet; thence North 85°55' East a distance of 433.25 feet; thence North 83°18' East a distance of 163.40 feet; thence South 03°28' East a distance of 203.30 feet; thence South 30°35' East a distance of 13.00 feet; thence South 59°25' West a distance of 21.00 feet; thence South 00°20' East a distance of 176.20 feet; thence South 05°15' East a distance of 361.30 feet; thence South 26°40' East a distance of 98.20 feet.

3. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: April 20, 1962
Auditor's No.: 620574, records of Skagit County, Washington
As Follows:

Restrictions, reservations, and covenants deemed to be a part of a general plan by reason of their insertion in deeds of record in the East Half of the Northeast Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, as follows:

A. That the afore described premises shall not be used for any commercial, industrial, or business use or purpose.

B. That no more than a single family dwelling unit shall be erected, placed or constructed upon said described lots together with the usual, normal, and matching outbuildings.

EXHIBIT "B"

Exceptions
(continued)

C. That improvements costing not less than \$10,000.00 shall be placed and erected upon said lots within a period of one year after the commencement of construction.

D. That an adequate supply of power, electricity, and water shall be made available to the property lines by the owners within a reasonable period of time. The purchasers agree that should underground service be desired that any and all necessary electric cable shall be furnished by them. That any connection or hook-up charge of the power company or the public utility district shall be borne and paid by the purchasers.

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 the Plat of Stockfleth's Skyridge Assessor's Plat:

Recording No: 702986

5. Agreement, including the terms and conditions thereof, entered into

Recording Date: February 5, 1991
Recording No.: 9102050003
Regarding: Road maintenance

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

Granted to: John B. Oosterhot and Alice Oosterhof
Purpose: Ingress, egress and utilities
Recording Date: January 9, 1975
Recording No.: 812184

7. 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. 92-013:

Recording No: 9207130048

8. Any rights, interests, or claims which may exist or arise by matters disclosed by survey,

EXHIBIT "B"

Exceptions
(continued)

Recording Date: January 16, 2003
Recording No.: 200301160133

9. 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, 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 in the document

Recording Date: August 9, 2004
Recording No.: 200408090132
As Follows:

"the above described property will be combined or aggregated with contiguous property owned by the Purchaser. This boundary adjustment is not for the purpose of creating an additional building lot.

10. Terms and provisions contained in beneficial easement for ingress, egress and drainage recorded August 9, 2004 under Auditor's File No. 200408090133.

11. Operation and Maintenance Agreement ant the terms and conditions thereof

Recording Date: July 27, 2004
Recording No.: 200407270058

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

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

14. 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.

EXHIBIT "B"
Exceptions
(continued)

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."