

**When recorded return to:**  
Charles P. Collins and Judy L. Heinemann  
19658 Montpilliar Place  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620051349

**CHICAGO TITLE**

620051349

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Scott M. Kingma and Melissa L. Kingma, 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 Charles P. Collins, an unmarried person and Judy L. Heinemann, an unmarried person, as tenants in common

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. 9, SKYRIDGE DIV.VII

Tax Parcel Number(s): P102672 / 4592-000-009-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221784

Apr 29 2022


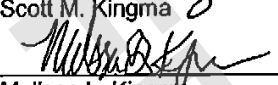
Amount Paid \$15659.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed (LPB 10-05)  
WA0000816.doc / Updated: 03.07.22

WA-CT-FNRV-02150.620019-620051349

STATUTORY WARRANTY DEED  
(continued)

Dated: April 26, 2022

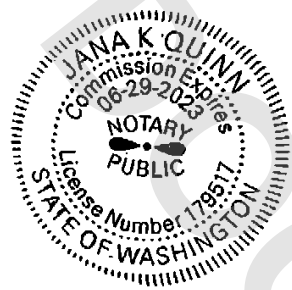
  
\_\_\_\_\_  
Scott M. Kingma  
  
\_\_\_\_\_  
Melissa L. Kingma

State of Washington  
County of Skagit

This record was acknowledged before me on 04/21/2022 by  
Scott M. Kingma and Melissa L. Kingma

  
\_\_\_\_\_  
(Signature of notary public)

Notary Public in and for the State of Washington  
Residing at: Arlington  
My commission expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P102672 / 4592-000-009-0008**

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LOT 9, PLAT OF SKYRIDGE DIV. VII, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 58 AND 59, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF THE "DETENTION POND" TRACT, AS SHOWN ON THE PLAT OF SKYRIDGE DIV. VII, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 58 AND 59, RECORDS OF SKAGIT COUNTY, WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY MOST CORNER OF LOT 9 SAID PLAT OF SKYRIDGE DIV. VII;

THENCE NORTH 89 DEGREES 35'49" WEST, ALONG THE COMMON LINE BETWEEN SAID LOT 9 OF THE "DETENTION POND" TRACT, 45.92 FEET (CALLED 45.93 FEET ON SAID PLAT) TO AN ANGLE POINT ON SAID COMMON LINE;

THENCE NORTH 23 DEGREES 52'12" WEST, ALONG SAID COMMON LINE, 25.62 FEET, MORE OR LESS, TO A POINT BEARING NORTH 67 DEGREES 07'06" WEST FROM THE POINT OF BEGINNING;

THENCE SOUTH 67 DEGREES 07'06" EAST, 61.09 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

AND TOGETHER WITH THAT PORTION OF TRACT B, SKAGIT COUNTY SHORT PLAT NO. 23-76, APPROVED MAY 26, 1976 AND RECORDED MAY 27, 1976 UNDER AUDITOR'S FILE NO. 835799 IN VOLUME 1 OF SHORT PLATS, PAGES 134 AND 135, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT B, SKAGIT COUNTY SHORT PLAT NO. 23-76, FROM WHICH THE SOUTH LINE OF SAID TRACT B BEARS SOUTH 89 DEGREES 36'49" EAST;

THENCE NORTH 76 DEGREES 54'51" EAST PARALLEL WITH AND NORTHERLY OF AN EXISTING FENCE LINE, 154.08 FEET, MORE OR LESS, TO THE EAST LINE OF SAID TRACT B AT A POINT BEARING NORTH 0 DEGREES 02'50" EAST 35.89 FEET, FROM THE SOUTHEAST CORNER OF SAID TRACT B AND BEING THE TERMINUS OF SAID LINE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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. 23-76:  
  
Recording No: 835799
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: July 27, 1976  
Recording No.: 839833  
Affects: Portion of said premises
  
3. Agreement, including the terms and conditions thereof; entered into:  
  
By: Howard Oosterhof  
And Between: Skagit County  
Recorded: August 28, 1992  
Auditor's No. 9208280094
  
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Skyridge Div. VII:  
  
Recording No: 9209140110
  
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: September 14, 1992  
Recording No.: 9209140111

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

6. Reservations included with that instrument recorded under Auditor's File No. 200208260141, as follows:
- This Boundary Line Adjustment revises current ownership boundary lines between those certain parcels described on documents recorded under Skagit County Auditor's file Nos. 200110300064 (Atchley) and 200204120174 (Stevens) to conform to the as constructed fence line.
- This Boundary Line Adjustment is not for the purposes of creating an additional building lot.
7. Easement relocation as described within that instrument:
- Recording Date: October 2, 2002  
Recording No.: 200210020063
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:
- Recording No: 200210070128
9. Skagit County Planning & Development Services and the terms and conditions thereof:
- Recording Date: May 30, 2019  
Recording No.: 201905300047
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.

**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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated APRIL 5, 2022  
between Charles P Collins Judy L Heinemann ("Buyer")  
and Scott M Kingma Melissa L Kingma ("Seller")  
concerning 19658 Montpillar Pl Mount Vernon WA 98274 (the "Property")

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

CHARLES P COLLINS 04/05/22  
Buyer Date  
Judy L Heinemann 04/05/22  
Buyer Date

[Signature] 3/24/22  
Seller Date  
[Signature] 3/24/22  
Seller Date