202212280014

12/28/2022 09:18 AM Pages: 1 of 6 Fees: \$208.50

Skagit County Auditor, WA

When recorded return to:

Dylan Clausen 7379 Hideaway Lane Concrete, WA 98237

> SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

> > Affidavit No. 20225020
> > Dec 28 2022
> > Amount Paid \$6805.00
> > Skagit County Treasurer
> > By Lena Thompson Deputy

Filed for record at the request of:

CHICAGO TITLE
COLINALY OF WASHINGTON

425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620053264

CHICAGO TITLE

620053264

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Manton Poe, Successor Trustee of the Poe Living Trust, dated March 17, 2014 and any amendments thereto

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

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 19, PLAT OF WILDERNESS VILLAGE, DIVISION NO. 1, ACCORDING TO PLAT
RECORDED IN VOLUME 10 OF PLATS, PAGES 48, 49, AND 50, 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): P78202 / 4208-000-019-0001

Subject to:

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

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

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WA-CT-FNRV-02150.620019-620053264

STATUTORY WARRANTY DEED

(continued)

Dated: December 19, 2022

Poe Living Trust, dated March 17, 2014

John Manton Poe Trustee

State of Lashington County of Bento

This record was acknowledged before me on 12-21-2022 by 70hn Nonton 1000

(Signature of notary public)
Notary Public in and for the State of Wa

My commission expires: 10-20-202

HEATHER E VALADEZ Notary Public State of Washington Commission # 211100 My Comm. Expires Oct 20, 2023

EXHIBIT "A"

Exceptions

 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:

The Sound Timber Company, an Iowa corporation

Purpose: Recording Date: 30 foot road right-of-way November 5, 1935

Recording No.:

273805

Affects:

Government Lot 10 of Section 8, Township 35 North, Range 8 East of the

Willamette Meridian (being a portion of the underlying legal description of said plat)

2. 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 Wilderness Village Div. No. 1

Recording No: 788213

3. 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 20, 1973

Recording No.:

788214

Modification(s) of said covenants, conditions and restrictions

Recording Date:

September 7, 2004

Recording No.:

200409070165

Modification(s) of said covenants, conditions and restrictions

Recording Date:

May 5, 2005

Recording No.:

200505050063

Modification(s) of said covenants, conditions and restrictions

Recording Date:

July 23, 2007

Recording No.:

200707230123

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

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EXHIBIT "A"

Exceptions (continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date:

March 5, 2018

Recording No.:

201803050117

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by:

Wilderness Village Community Association

Recording Date:

July 20, 1973

Recording No.:

788214

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

In favor of:

Puget Sound Power & Light Company

Purpose:

Electric transmission and/or distribution line, together with necessary

appurtenances

Recording Date:

November 30, 1973

Recording No.:

793933

Affects:

Portion of said premises

Water Right Permit and the terms and conditions thereof: 6.

Recording Date:

May 12, 2008

Recording No.:

200805120179

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands 7. 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

EXHIBIT "A"

Exceptions (continued)

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.

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

SKAGIT COUNTY RIGHT-TO-MANAGE ATURAL RESOURCE LANDS DISCLOSURE

©Copyright 2014 Northwest Multiple Liefing Service ALL RIGHTS RESERVED

between	Dylan Clauser	<u> </u>	Pochus		("Buyer")
and	Poe Living Tr	uşt, John Man	ion, Trustee		("Seller")
concerning		ay Ln :	Soller Concrete	WA 98237 State Zip	(the "Property")
Resource L This land	ands Disclosure, s disclosure appl d or designated o	Skagit County ies to parcels d or within 1/4 mile	Code section 14.38, lesignated or within e of rural resource. f	1 mile of designated	aoricuitural -
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