

POOR ORIGINAL

202308240063

08/24/2023 01:10 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor, WA

When recorded return to:

Mr. Eric Stubblefield and Mrs. Marena Maples
2601 Briarwood Circle
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237802
Aug 24 2023
Amount Paid \$7205.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of
Mauseth Legal, PLLC
Escrow Number: 001788-JB

**CHICAGO TITLE
620054495**

Statutory Warranty Deed

THE GRANTOR Michael T. Crumpacker and Pamela G. Crumpacker, Co-Trustees of the Crumpacker Revocable Living Trust for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Eric Stubblefield and Marena Maples, a married couple** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
LT 25, ROSEWOOD P.U.D. PHASE I, REC NO. 200002140086

Tax Parcel Number(s): **P116471/4745-000-025-0000**

LOT 25, ROSEWOOD P.U.D. PHASE I, AS RECORDED FEBRUARY 14, 2000, UNDER AUDITOR'S FILE NO. 200002140086, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated 8/18/2023

Crumpacker Revocable Living Trust

Michael T. Crumpacker
By: Michael T. Crumpacker, Co-Trustee

Pamela G. Crumpacker
By: Pamela G. Crumpacker, Co-Trustee

STATE OF Oregon
COUNTY OF Wood River } SS:

I certify that I know or have satisfactory evidence that Michael T. Crumpacker and Pamela G. Crumpacker
_____ is/are the person(s) who appeared before
me, and said person(s) acknowledge that they signed this instrument, on oath stated they
is/are authorized to execute the instrument and acknowledge that as the
Co-Trustee of Crumpacker Revocable Living Trust
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8/18/2023

Notary Public in and for the State of OR
Residing at Wood River, OR
My appointment expires: 1/20/26



LPB

EXHIBIT "A"**RIGHTS, RESERVATIONS, RESTRICTIONS, AGREEMENT, CONVENANTS
AND/OR EASEMENTS**

Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Puget Mill Company, a Corporation

Recording Date: December 18, 1926

Recording No.: Volume 142 of Deeds, page 146

NOTE: This exception does not include present ownership of the above mineral rights.

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: June 23, 1998

Recording No.: 9806230104

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

Grantee: City of Mount Vernon, a Municipal Corporation of the State of Washington

Dated: November 24, 1998

Recorded: December 31, 1998

Recording No: 9812310051

Purpose: Utilities

Affects: Portion of said premises

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

Grantee: City of Mount Vernon, a Municipal Corporation of the State of Washington

Dated: November 24, 1998

Recorded: December 31, 1998

Recording No: 9812310052

Purpose: Street purposes (North 30th Street)

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

Grantee: Puget Sound Power & Light Company

Dated: July 14, 1999

Recorded: August 12, 1999

Auditor's No: 199908120018

Purpose: Underground electric transmission and/or distribution system

Quitclaim Deed for Boundary Line Adjustment and the terms and conditions thereof:

Recording Date: December 4, 1998

Recording No.: 9812040021

Quitclaim Deed for Boundary Line Adjustment and the terms and conditions thereof:

Recording Date: December 4, 1998

Recording No.: 9812040022

EXHIBIT "A"**RIGHTS, RESERVATIONS, RESTRICTIONS, AGREEMENT, CONVENANTS
AND/OR EASEMENTS**

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 Rosewood P.U.D. Phase 1: Recording No: 200002140086

Agreement, including the terms and conditions thereof; entered into;

By: Self Help Housing

And Between: City of Mount Vernon

Recorded: February 14, 2000

Recording No. 200002140087

Providing: Construction Agreement

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: May 29, 2002

Recording No.: 200205290098

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 22, 2006

Recording No.: 200602220048

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:

Recorded: February 22, 2006

Auditor's No(s): 200602220048, records of Skagit County, Washington

Imposed By: Rosewood Homeowners Association

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."

EXHIBIT "A"

**RIGHTS, RESERVATIONS, RESTRICTIONS, AGREEMENT, CONVENANTS
AND/OR EASEMENTS**

Dues, Charges and/or Assessments, if any, levied by Rosewood Homeowner's Association.

Assessments, if any, levied by City of Mount Vernon.

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

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 August 07, 2023

between Eric Stubblefield Marena Maples ("Buyer")
Buyer Buyer

and Pamela Crumpacker Michael Crumpacker ("Seller")
Seller Seller

concerning 2601 Briarwood Circle Mount Vernon WA 98273 (the "Property")
Address City State Zip

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.

Authenticign
Eric Stubblefield 08/07/2023
Buyer Date

Authenticign
Michael Crumpacker 08/07/23
Seller Date

Authenticign
[Signature] 08/07/2023
Buyer Date

Authenticign
Pamela Crumpacker 08/07/23
Seller Date