

When recorded return to:
Amanda J Lovett and Rodney K Lovett, Sr
16112 Mountain View Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240587
May 13 2024
Amount Paid \$20553.50
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

Lena Thompson

Escrow No.: 620055602

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lauren Paulsen Martinez who acquired title as Lauren Paulsen, a married person as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Anthony J Conchelos and Haylie Jo Lovett Conchelos, a married couple and Amanda J Lovett and Rodney K Lovett, Sr, 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.)

PTN LTS 5 & 6 WILIDA MOUNTAIN VIEW ESTATES

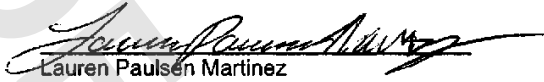
Tax Parcel Number(s): P100742 / 4572-000-005-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: 05/07/24


Lauren Paulsen Martinez

State of Washington

County of SKagit

This record was acknowledged before me on May 7, 2024 by Lauren Paulsen Martinez.


(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

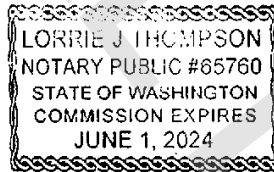


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P100742 / 4572-000-005-0004

LOT 5, WILDA MOUNTAIN VIEW ESTATES, ACCORDING TO THE PLAT THEREOF, FILED IN VOLUME 15 OF PLATS, PAGES 20 THROUGH 22, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH COMMENCING AT THE NORTHWEST CORNER OF LOT 6, WILDA MOUNTAIN VIEW ESTATES, ACCORDING TO THE PLAT THEREOF, FILED IN VOLUME 15 OF PLATS AT PAGES 20 THROUGH 22, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE S 88°21'00" E ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 316.35 FEET TO THE POINT OF THE BEGINNING OF THIS DESCRIPTION;

THENCE S 88°30'00" E ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 316.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 6;

THENCE S 01°30'58" W ALONG THE EAST LINE OF SAID LOT 6; A DISTANCE OF 31.00 FEET;

THENCE N 82°45'11" W, A DISTANCE OF 317.84 FEET TO THE POINT OF THE BEGINNING OF THIS DESCRIPTION.

EXCEPTING THEREFROM BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE S 88°21'00" E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 316.35 FEET;

THENCE N 82°45'11" W, A DISTANCE OF 317.84 FEET TO A POINT ON THE WEST LINE OF SAID LOTS WHICH LIES 31.00 FEET NORTH OF THE POINT OF BEGINNING;

THENCE S 01°41'48" W ALONG SAID WEST LINE, A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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: William Lindsey and Emma S. Lindsey, husband and wife
Recording Date: August 22, 1905
Recording No.: 53220

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

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 Wilida Mountain View Estates:

Recording No: 9112090033

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

Recorded: November 26, 1991
Auditor's No(s): 9111260081
For: Well site, waterlines, ditches, and housing as necessary to install a water system to serve Wilida Mountain Estates and other lands

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

AMENDED by instrument(s):

Recorded: January 19, 1994
Auditor's No(s): 9401190067

4. Terms, conditions, and restrictions of that instrument entitled Preventing Contamination of Water Supply;

Recorded: November 26, 1991
Recording No.: 9111260086

AMENDED by instrument(s):

Recorded: January 19, 1994
Recording No.: 9401190067

EXHIBIT "B"Exceptions
(continued)

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: November 26, 1991
Recording No.: 9111260087

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 31, 1992
Recording No.: 9203310102

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 19, 1994
Recording No.: 9401190067

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 29, 1994
Recording No.: 9408290039

6. 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: 200408260045

7. 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 Quitclaim Deed Boundary Line Adjustment:

Recording No: 200901230091

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

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

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 Quitclaim Deed Boundary Line Adjustment:

Recording No: 200901230092

9. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: April 15, 2009

Recording No.: 200904150119

10. 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: 202204210019

11. 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."

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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 10, 2024
Anthony J. and Haylie Jo Lovett Conchelos and/or Assigns Amanda J. and Rodney K. Lovett Sr. and/or Assigns
between _____ ("Buyer")
Buyer Buyer
and Lauren Paulsen Martinez ("Seller")
Seller Seller
concerning 16112 Mountain View Road Mount Vernon WA 98274 (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.

Authentication
Haylie Jo Lovett Conchelos 04/11/2024
Buyer Date

Authentication
Lauren Paulsen 01/27/2024
Seller Date

Authentication
Rodney K. Lovett Sr. 04/11/2024
Buyer Date

Seller Date

Authentication
Amanda J Lovett 04/11/24
Buyer Date

Authentication
Anthony J. Conchelos 04/11/24
Buyer Date