

When recorded return to:
Gregg Bingenheimer
907 8th Street
Anacortes, WA 98221



201811200053

11/20/2018 11:27 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185118
NOV 20 2018

Amount Paid \$ 2497.00
Skagit Co. Treasurer
By *BT* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036538

CHICAGO TITLE
020036538

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daryl D. Huff, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Gregg Bingenheimer, an unmarried man and Bonnie Dares, an unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:

Lots 25 and 26, SKAGIT RIVER COLONY, as per plat recorded in Volume 8 of Plats, pages 65 and 66, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P69477/ 4011-000-025-0000, P69478 / 4011-000-026-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 14, 2018


Daryl D. Huff
Kathryn HuffState of ~~WASHINGTON~~ Arizona
County of ~~SKAGIT~~ Mohave

I certify that I know or have satisfactory evidence that Daryl D. Huff and Kathryn Huff are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

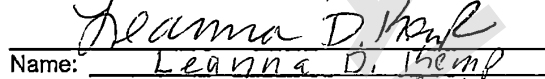
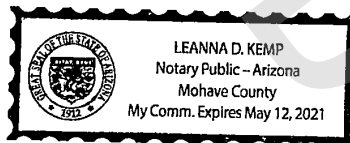
Dated: November 14, 2018
Name: Leanna D. KempNotary Public in and for the State of ArizonaResiding at: 3240 Eagle Rock Kingman AZ 8648My appointment expires: May 12, 2021

EXHIBIT "A"
Exceptions

1. 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 SKAGIT RIVER COLONY :

Recording No: 648520
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Ingress, egress and utilities
Recording Date: February 15, 1968
Recording No.: 710235
3. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: November 3, 2006
Recording No.: 200611030152
4. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: February 26, 2007
Recording No.: 200702260192
5. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: February 1, 2008
Recording No.: 200802010074
6. Special Flood Hazard Area including the terms, covenants and provisions thereof

Recording Date: August 27, 2008
Recording No.: 200808270103
7. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: October 3, 2008
Recording No.: 200810030101

EXHIBIT "A"

Exceptions
(continued)

8. findings of fact Administrative Decision PL08-0256 including the terms, covenants and provisions thereof

Recording Date: October 24, 2008
Recording No.: 200810240083

9. 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 November 07, 2018
between Greg Dares Bonnie Dares ("Buyer")
Buyer Buyer
and Daryl Huff Kathryn Huff ("Seller")
Seller Seller
concerning 9493 Colony Lane Concrete WA 98237 (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.

Authenticator
[Signature] 11/07/2018
Buyer 4:46:29 PM PST Date

Authenticator
[Signature] 11/07/2018
Buyer 4:56:58 PM PST Date

Authenticator
Daryl Huff 11/07/2018
Seller 5:13:44 PM PST Date

Authenticator
Kathryn Huff 11/07/2018
Seller 5:20:05 PM PST Date