

When recorded return to:
Hilary L. Womochil and Kenneth M. Womochil
4952 Peppermint Lane
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3351

Aug 08 2019

Amount Paid \$6591.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039086

CHICAGO TITLE
620039086

STATUTORY WARRANTY DEED

THE GRANTOR(S) Walter Kruse and Debra Kruse, 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 Hilary L. Womochil and Kenneth M. Womochil, 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.)

Lot 2, Skagit County SP No.93-030, Rec #9312010091

Tax Parcel Number(s): P106100 / 360326-4-005-0600

being ptn. SE SE
26-36-3
ma

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 24, 2019

Walter Kruse
Walter KruseDebra Kruse
Debra KruseState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Walter Kruse and Debra Kruse
is (are) the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: July 31 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

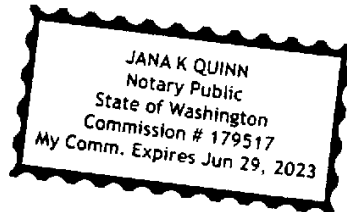


EXHIBIT "A"

Order No.: 620039086

For APN/Parcel ID(s): **P106100 / 360326-4-005-0600**

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 93-030 AS APPROVED NOVEMBER 29, 1993, AND RECORDED DECEMBER 1, 1993, IN VOLUME 11 OF SHORT PLATS, PAGE 27, UNDER AUDITOR'S FILE NO. 9312010091, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.,

INCLUDING A 2004 70x27 Fleetwood Manufactured Home, Serial Number 0RFL348296574C13, title of which has been eliminated.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Granted to: Olympic Pipe Line Company
Purpose: Pipe line(s)
Recording Date: January 10, 1964
Recording No.: 645273
Affects: As described therein
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: Electric transmission and/or distribution system
Recording Date: September 20, 1993
Recording No.: 9309200098
Affects: As described therein
3. 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 Short Plat:

Recording No: 9312010091
4. Agreement and the terms and conditions thereof:

Recording Date: March 17, 1995
Recording No.: 9503170085
Regarding: Use and maintenance of private roadway
5. Aerobic Treatment Unit Service Agreement and the terms and conditions thereof:

Recording Date: July 16, 2003
Recording No.: 200307160002
6. Title Notification and the terms and conditions thereof:

Recording Date: September 8, 2003
Recording No.: 200309080051
7. Protected Critical Area Site Plan and the terms and conditions thereof:

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

Recording Date: September 12, 2003
Recording No.: 200309120165

8. Covenants, conditions and restrictions 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: February 20, 2004
Recording No.: 200402200072

9. Easement and the terms and conditions thereof:

Recording Date: April 24, 2018
Recording No.: 201804240070

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.

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.