

When recorded return to:

Ilona Orsborn
1208 North 12th Place
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620052068

Escrow No.: 620052068

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223737

Sep 09 2022

Amount Paid \$7525.00
Skagit County Treasurer
By Josie Bear Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rade Dotlich, an unmarried person, as his 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 Ilona Orsborn, an unmarried person

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.)

LT. 22, KULSHAN RIDGE P.U.D, REC NO. 200310090064

Tax Parcel Number(s): P120902 / 4824-000-022-0000

Subject to:

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

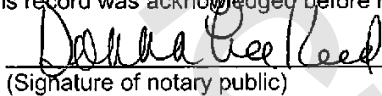
STATUTORY WARRANTY DEED

(continued)

Dated: August 23, 2022



Rade Dotlich

State of Washington
County of SnohomishThis record was acknowledged before me on 9/7/2022 by Rade Dotlich.

(Signature of notary public)

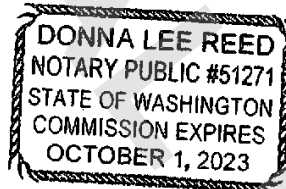
Notary Public in and for the State of WashingtonMy commission expires: 10/1/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P120902 / 4824-000-022-0000

LOT 22, KULSHAN RIDGE P.U.D., ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 9, 2003, UNDER AUDITOR'S FILE NO. 200310090064, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UNDER, ALONG AND ACROSS THAT PORTION OF LOT 23, "KULSHAN RIDGE P.U.D. ", AS DESCRIBED IN EASEMENT RECORDED MAY 28, 2004, UNDER AUDITOR'S FILE NO. 200405280192.

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: Charles T. Swett and Beryl Swett, husband and wife
Recording Date: March 1, 1946
Recording No.: 388909

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

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

Granted to: City of Mount Vernon, Washington, a municipal corporation of Skagit
County
Purpose: sewage
Recording Date: September 20, 1962
Recording No.: 626799
Affects: South 10 feet of the East 210 feet

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

In favor of: City of Mount Vernon, Washington
Purpose: City of construct, or cause to be constructed, maintain, replace,
reconstruct, and remove storm sewer and drainage facilities, with all appurtenances incident
thereto
Recording Date: March 4, 1996
Recording No.: 9603040076
Affects: Portion of said premises

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: utility systems for the transmission, distribution and sale of gas and
electricity
Recording Date: January 21, 2003
Recording No.: 200301210215
Affects: portion of said premises

5. 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

EXHIBIT "B"

Exceptions
(continued)

law, as set forth on Plat of Kulshan Ridge P.U.D.:

Recording No: 200310090064

6. 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: October 9, 2003

Recording No.: 200310090065

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 31, 2003

Recording No.: 200310310181

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 8, 2003

Recording No.: 200312080151

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 17, 2006

Recording No.: 200601170153

7. 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: Kulshan Ridge Homeowners Association

Recording Date: October 9, 2003

Recording No.: 200310090065

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

In favor of: D.B. Johnson Construction, Inc.

Purpose: Access, ingress and egress

Recording Date: May 28, 2004

Recording No.: 200405280192

Affects: Portion of said premises

EXHIBIT "B"Exceptions
(continued)

9. 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."
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Mt Vernon.

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

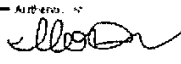
The following is part of the Purchase and Sale Agreement dated August 10, 2022
between Iona Orsborn ("Buyer")
Buyer Rade Dotlich ("Seller")
Seller
concerning 1208 N 12th Street Mount Vernon WA 98273 (the "Property")
Address City State Zip

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.

 08/10/2022
Buyer Date

 8/14/22
Seller Date

Buyer Date

Seller Date