



201604270063

Skagit County Auditor \$75.00
4/27/2016 Page 1 of 3 1:52PM

When recorded return to:
Sandra L. Potter
P.O. Box 702
Clear Lake, WA 98235

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620026734

CHICAGO TITLE
620026734

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shirley McRae, an unmarried woman
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Sandra L. Potter, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 33, BIG FIR NORTH P.U.D. PHASE 1, according to the plat thereof, recorded March 23, 2007,
under Auditor's File No. 200703230073, records of Skagit County, Washington.

Situated in Skagit County, Washington
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P126016 / 4922-000-033-0000

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

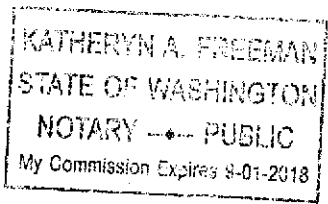
Dated: 4-25-2016

Shirley McRae
Shirley McRae

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that
Shirley McRae
(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: April 25, 2016



Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

20161583
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
APR 27 2016
Amount Paid \$ 5033.50
Skagit Co. Treasurer
By MF Deputy

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 29, 1978
Auditor's No(s): 893941, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: As located and constructed
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 15, 1980
Auditor's No(s): 8001150014 and 8001150015, records of Skagit County, Washington
In favor of: The City of Mount Vernon
For: Drainage facilities and appurtenances, together with rights of ingress and egress
Affects: A 20 foot strip across said plat and other property
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 28, 2006
Auditor's No(s): 200608280130, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Easement No. 1:

All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2:

A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

4. Terms, conditions, and restrictions of that instrument entitled Notice Model Homes are Subject To Removal;
Recorded: November 30, 2006
Auditor's No(s): 200611300131, records of Skagit County, Washington
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 BIG FIR NORTH PUD PHASE 1:

Recording No: 200703230073
7. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: March 23, 2007

EXHIBIT "A"

Exceptions
(continued)

Auditor's No(s): 200703230074, records of Skagit County, Washington
Executed By: Big Fir North, Inc.

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 29, 2014
Recording No.: 201405290038

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: March 23, 2007

Auditor's No(s): 200703230074, records of Skagit County, Washington
Imposed By: Big Fir North, Inc.

9. Reservation contained in deed

Recording Date: April 25, 2008
Recording No.: 200804250083
Regarding: Skagit County Right to Farm Ordinance

10. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law.

Recorded: February 15, 2007

Auditor's No(s): 200702150078, records of Skagit County, Washington
Executed By: Big Fir North, Inc. and Blane L.L.C.

Which states, in part, as follows:

This Project is intended to be and shall be operated as "Housing for Older Persons" pursuant to the Fair Housing Act Amendment of 1988. Unless a school impact fee has been paid, any sale of, lease of, grant of life estate in, other conveyance of an possessory interest in, or offer to make such conveyance of, an interest in any unit or in all or part of the Project will only be made to a person or persons who will comply with the restrictions.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.