

When recorded return to:
James C. Carpenter
1219 E Gilkey Road
Burlington, WA 98233

201905310076

05/31/2019 01:22 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038387

CHICAGO TITLE
620038387

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shari Cassandra Horn Mitchell and Robert C. Johnson-Mitchell, wife and husband for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to James C. Carpenter, a married man as his separate property

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 37, "PLAT OF COUNTRY AIRE PHASE 1, " AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 91 THROUGH 94, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P104076 / 4605-000-037-0006,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192676
MAY 31 2019

Amount Paid \$ 5879.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 18, 2019

Shari Cassandra Horn Mitchell
Shari Cassandra Horn Mitchell

Robert C. Johnson-Mitchell
Robert C. Johnson-Mitchell

State of WASHINGTON
County of Skaagit

I certify that I know or have satisfactory evidence that Shari Cassandra Horn Mitchell and Robert C. Johnson-Mitchell 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: May 30, 2019

Laurea L. Garka
Name: Laurea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: August 28, 1906
 Auditor's No(s): 61920, records of Skagit County, Washington
 In favor of: The Puget Sound and Baker River Railroad Company
 For: A 50-foot wide strip of land
 Affects: A railroad right-of-way

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: July 3, 1907
 Auditor's No(s): 63372, records of Skagit County, Washington
 In favor of: The Puget Sound and Baker River Railroad Company
 For: A 50 foot wide strip of land
 Affects: A railroad right-of-way

3. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, records of Skagit County, Washington, being an ordinance annexing the subject property into the City of Burlington.

4. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 29, 1992
 Auditor's No(s): 9210290099, 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: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way

5. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 29, 1993
 Auditor's No(s): 9303290048, records of Skagit County, Washington
 In favor of: Dike District No. 12
 For: Ingress and egress
 Affects: Eastern 400 feet of Gilkey road, as platted between Tracts 74 and 77, PLAT OF BURLINGTON ACREAGE PROPERTY

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 PLAT OF COUNTRY AIRE PHASE 1:

Recording No: 9306110139

EXHIBIT "A"Exceptions
(continued)

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 Recorded: June 11, 1993
 Auditor's No(s): 9306110140, records of Skagit County, Washington
 Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife and Washington Federal Savings and Loan

AMENDED by instrument(s):

Recorded: September 15, 1993
 Auditor's No(s): 9309150090, records of Skagit County, Washington

8. Terms, conditions, and restrictions of that instrument entitled City of Burlington Ordinance No. 1169;
 Recorded: September 6, 1990
 Auditor's No(s): 9009060046, records of Skagit County, Washington

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.

EXHIBIT "A"

Exceptions
(continued)

12. Assessments, if any, levied by Burlington.