

When recorded return to:
Kirk Michael Rowan and Gail Ann Rowan
13493 Bridgeview Way
Mount Vernon, WA 98273



201906170146

06/17/2019 03:24 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.: 620038361

CHICAGO TITLE

020038361

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas Allen Hess and Gertrude A. Hess, 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 Kirk Michael Rowan and Gail Ann Rowan, a married couple

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

LOT 15, FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 174 AND 175, RECORDS OF
SKAGIT COUNTY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P105637 / 4626-000-015-0004,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20192385
JUN 17 2019

Amount Paid \$ 12,910.⁰⁰
Skagit Co. Treasurer
By *From* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 31, 2019

Thomas Allen Hess
Thomas Allen Hess

Gertrude A. Hess
Gertrude A. Hess

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that
Thomas Allen Hess and Gertrude A Hess
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: June 17, 2019

Kathryn A Freeman
Name: Kathryn A Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Exceptions

1. 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 line
Recording Date: October 15, 1992
Recording No.: 9210150102

2. Agreement and the terms and conditions thereof:

Recording Date: February 15, 1983
Recording No.: 8302150021
Regarding: Acceptance of existing fence lines as boundary between adjoining property owners, as described in said instrument

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 the Plat of Bridgewater Estates, Phase I :

Recording No: 9405240117

4. **This item intentionally deleted:**
~~Agreement and the terms and conditions thereof:~~

~~Executed by: King's Men Construction, Inc. a Washington corporation, and Drainage District No. 8
Recording Date: April 19, 1994
Recording No.: 9404190099~~

~~Said instrument is a re-recording of Agreement recorded under recording number 9404060084~~

5. 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: August 26, 1994
Recording No.: 9408260106

EXHIBIT "A"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 2, 2015
Recording No.: 201506020101

6. Provisions contained in the articles of incorporation and bylaws of Bridgewater Estates Homeowners Association , including any liability to assessment lien.

By-Laws recorded under recording number 9408260104 and recording number 201506020102

Articles of incorporation recorded under recording number 9408260105 .

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Bridgewater Estates Homeowners Association

8. Agreement and the terms and conditions thereof:

Executed by: Gerb Hess and Skagit County
Recording Date: February 14, 1995
Recording No.: 9502140027

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

EXHIBIT "A"

Exceptions
(continued)

- thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.
 12. Assessments, if any, levied by Bridgewater Estates Homeowners Association.