

When recorded return to:
Kevin C Peterson
1220 North 12th Place
Mount Vernon, WA 98273

201907110062
07/11/2019 01:37 PM Pages: 1 of 5 Fees: \$105.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

020038288

Escrow No.: 620038288

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrea K. White, 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 Kevin C Peterson, an unmarried man

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

Lot 25, 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.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P120905 / 4824-000-025-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192867

JUL 11 2019

Amount Paid \$ 5496.³⁰

Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 5, 2019

Andrea K. White

Andrea K. White

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Andrea K. White is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 8, 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

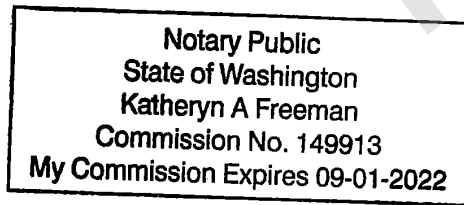


EXHIBIT "A"
Exceptions

1. Reservations contained in deed;
Recorded: March 1, 1946
Auditor's No.: 388909, records of Skagit County, Washington
Executed By: Charles T. Swett and Beryl Swett, husband and wife
As follows:

Reserving, however, unto the grantors herein their heirs or assigns, the right to use the easement, herein granted, jointly with said grantees.

The grantors herein limit their warranty to the above described premises, excepting however from such warranty the South 208 feet of that portion contained in the easement grant.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 20, 1962
Auditor's No(s): 626799, records of Skagit County, Washington
In favor of: City of Mount Vernon, Washington, a municipal corporation of Skagit County, State of Washington
For: The right to lay, maintain, operate, relay and remove at any time a sewer pipe or line, for the transportation of sewage, and if necessary to erect, maintain, operate and remove said line, with right of ingress and egress to and from the same, on, over and through a tract of land (subject property)
Affects: The South 10 feet of the East 210 feet
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 4, 1996
Auditor's No(s): 9603040076, records of Skagit County, Washington
In favor of: City of Mount Vernon, Washington
For: City of construct, or cause to be constructed, maintain, replace, reconstruct, and remove storm sewer and drainage facilities, with all appurtenances incident thereto
Affects: Portion of subject property
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 21, 2003
Auditor's No(s): 200301210215, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc., a Washington corporation
For: Utility systems for purposes of transmission, distribution and sale of gas and electricity
Affects: Portion of subject property

Easement No. 1: All streets and road rights-of-way as now or hereafter designated, platted and/or constructed. (When said streets and road are dedicated to the public, this clause shall

EXHIBIT "A"Exceptions
(continued)

become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts, green belt areas and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public streets and road rights-of-way.

5. 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 **KULSHAN RIDGE P.U.D.:**

Recording No: 200310090064

6. Covenants, conditions, easements 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: October 9, 2003

Auditor's No(s): 200310090065, records of Skagit County, Washington

Executed By: Martin Loberg

Amended by instrument(s):

Recorded: October 31, 2003, December 8, 2003, and January 17, 2006

Auditor's No(s): 200310310181, 200312080151 and 200601170153, records of Skagit County, Washington

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. 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

EXHIBIT "A"Exceptions
(continued)

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."

9. Assessments, if any, levied by City of Mount Vernon.
10. City, county or local improvement district assessments, if any.
11. Assessments, dues and charges, if any, levied by Kulshan Ridge P.U.D. Homeowners Association.