

When recorded return to:
Mark Simmons and Deanna Simmons
PO Box 5392
Bellingham, WA 98227



201907290055

07/29/2019 11:42 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039238

CHICAGO TITLE
020039238

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul Harvey and Rita K. Harvey, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Mark Simmons and Deanna Simmons, a married couple

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

Lots 42, 43 and 44, "SKAGIT RIVER COLONY", as per plat recorded in Volume 8 of Plats, pages 65 and 66, 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): P69494/ 4011-000-042-0009, P69496/ 4011-000-044-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 3159

JUL 29 2019

Amount Paid \$ 841.00

Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 23, 2019

Paul Harvey
Paul Harvey

Rita K. Harvey
Rita K. Harvey

State of Washington
County of Lincoln

I certify that I know or have satisfactory evidence that Paul Harvey and Rita K. Harvey
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: 7-25-19

Greg Hill
Name: Greg Hill
Notary Public in and for the State of Washington
Residing at: Moss Lake WA
My appointment expires: 2-15-23

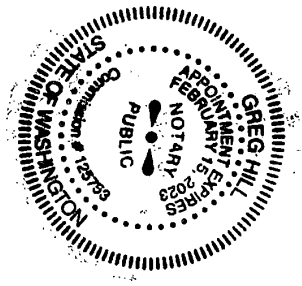


EXHIBIT "A"
Exceptions

1. 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 SKAGIT RIVER COLONY:

Recording No: 648520
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 20, 1948
Auditor's No(s): 424060, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

The legal description contained in said easement is not sufficient to determine its exact location within said premises.
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 15, 1968
Auditor's No(s): 710235, records of Skagit County, Washington
In favor of: All present and future owners, their heirs and assigns; Puget Sound Power and Light Company, and Washington Telephone Company
For: Ingress, egress and utilities
Affects: A strip of land 25 feet in width running Easterly and Westerly across said premises
4. Notice of On-Site Sewage System Status and the terms and conditions thereof:

Recording Date: March 9, 1994
Recording No.: 9403090088
5. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: October 27, 2005
Recording No.: 200510270161
6. Protected Critical Area Site Plan and the terms and conditions thereof

Recording Date: November 18, 2005
Recording No.: 200511180074

EXHIBIT "A"Exceptions
(continued)

7. 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 Survey:

Recording No: 200607210001

8. 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.
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. City, county or local improvement district assessments, if any.