

When recorded return to:

Suzanne Corrow
1238 Fidalgo Place
Sedro Woolley, WA 98284



201908130087

08/13/2019 01:54 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1900952M

Statutory Warranty Deed

THE GRANTOR Mellissa L. Carter and Amanda Carter, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Suzanne Corrow, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
LT 10, Fidalgo Commons PUD, REC. NO 200305300211

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P120458 / 4817-000-010-0000

Dated August 9, 2019

Mellissa L. Carter

Amanda Carter

CHICAGO TITLE
620039182

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-3410
AUG 13 2019

Amount Paid \$ 4,633.⁰⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mellissa L. Carter and Amanda Carter

is the person who appeared before me, and said person acknowledged that he/she they
signed this instrument and acknowledge it to be his/her their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: August 11, 2019

Notary Public in and for the State of Washington
Residing at Evans
My appointment expires: 11-02-2021

RUSSELL V. LARSON
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 11-02-2021

EXHIBIT A

Lot 10, "Fidalgo Commons PUD" as per plat recorded May 30, 2003, under Auditor's File No. 200305300211, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

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 **FIDALGO COMMONS PUD**:

Recording No.: 200305300211

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1
Purpose: Pipeline(s) and/or main(s) for the transmission and/or distribution of water
Recording Date: May 30, 2003
Recording No.: 200305300211

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: May 30, 2003
Recording No.: 200305300212

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200312040104
Recording No.: 200312220004

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: January 13, 2003
Recording No.: 200301130315

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: December 20, 2001
Recording No.: 200112200009

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: November 28, 2001
Recording No.: 200111280079

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: December 22, 2003

Recording No.: 200312220004

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."

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

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

Assessments, dues and charges, if any, levied by Settler's Square Community Association.