

When recorded return to:
Bronna L. Hankoff
1771 Grand Avenue
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-5650
Dec 31 2019
Amount Paid \$7276.30
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041067

CHICAGO TITLE
620041067

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul G. Weyer and Helen M. Weyer, Co-Trustees of the Paul J. Weyer and Helen M. Weyer Trust dated March 4, 1998

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Bronna L Hankoff, an unmarried woman

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

Lot 17, BIG FIR NORTH P.U.D. Phase 2, according to the plat thereof recorded July 25, 2007, under Auditor's File No. 200707250053, 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): P126507 / 4936-000-017-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 27, 2019

Paul J. Weyer and Helen M. Weyer Trust

BY: *Paul G. Weyer*
Paul G. Weyer
CO-Trustee

BY: *Helen M. Weyer*
Helen M. Weyer
CO-Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Paul J. Weyer and Helen M. Weyer are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustees, respectively, of the Paul J. Weyer and Helen M. Weyer Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/31/19

Marissa Skaar
Name: marissa skaar
Notary Public in and for the State of WA
Residing at: Stamwood
My appointment expires: 3/2/2021

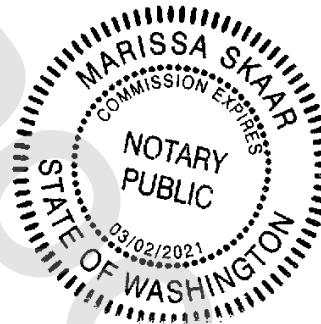


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: December 29, 1978
Recording No.: 893941
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: January 15, 1980
Recording No.: 8001150014
Recording No.: 8001150015
In favor of: The City of Mount Vernon
For: Drainage facilities and appurtenances, together with rights of ingress and egress
Affects: A 20 foot strip across said plat and other property
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: August 28, 2006
Recording No.: 200608280130
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line
4. Terms, conditions, and restrictions of that instrument entitled Notice Model Homes are Subject To Removal;
Recording Date: November 30, 2006
Recording No.: 200611300131
5. 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.
6. 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 PLAT OF BIG NORTH PUD PHASE 1:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 200703230073

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 Big Fir North PUD - Phase 2:

Recording No: 200707250053

8. Covenants, conditions and restrictions 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: March 23, 2007
Recording No.: 200703230074

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200707250054
Recording No.: 201405290038

9. Liens and charges as set forth in the above mentioned declaration,

Payable to: Big Fir North, Inc.

10. 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: February 15, 2007
Recording No.: 200702150078

11. 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

EXHIBIT "A"**Exceptions
(continued)**

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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by the City of Mount Vernon.
15. Assessments, if any, levied by Big Fir North Homeowners Association.