

When recorded return to:
Kristia J. Poppe and Brian D. Poppe
19789 Park Ridge Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-250

Jan 22 2020

Amount Paid \$10764.00

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.: 620039444

CHICAGO TITLE
620039444

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tucker Pruett and Lauren Pruett, 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 Kristia J. Poppe and Brian D. Poppe, a married couple

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

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

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

Tract 3, SCSP #518-81; BEING PTN. SE 32-36-4

Tax Parcel Number(s): P50518 / 360432-4-003-0302

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: January 2, 2020



Tucker Pruett



Lauren Pruett

State of KansasCounty of Jefferson

I certify that I know or have satisfactory evidence that

Tucker Pruett and Lauren Pruett

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: 01/02/2020

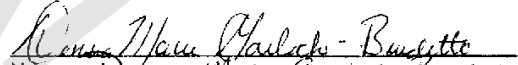

Name: Donna Marie Garlock-Burdette
Notary Public in and for the State of Kansas
Residing at: Berwyn, KS
My appointment expires: 01-10-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50518 / 360432-4-003-0302

Tract 3 of SKAGIT COUNTY SHORT PLAT NO. 518-81 as approved July 6, 1981, and recorded July 7, 1981, in Volume 5 of Short Plats, pages 91 through 93, under Auditor's File No. 8107070003, records of Skagit County, Washington; being a portion of Section 32, Township 36 North, Range 4 East of the Willamette Meridian.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across certain roadways shown as Tract A on the face of said Skagit County Short Plat No. 518-81 and as set forth in declaration of easements, covenants and road maintenance agreement recorded under Auditor's File No. 8109140012, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

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: February 19, 1982
 Recording No.: 8202190001

2. Declaration of Easements and Road Maintenance Agreement and the terms and conditions thereof:

Recording Date: September 14, 1981
 Recording No.: 8109140012

3. Exceptions and reservations as contained in Deed

From: JA (Hugh) Wear and Mary Wear, husband and wife
 Recording Date: May 15, 1979
 Recording No.: 7905150064

No determination has been made as to the current ownership or other matters affecting said reservations.

4. 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 COUNTY SHORT PLAT NO. 518-81:

Recording No: 8107070003

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recording Dates: July 7, 1981 and September 14, 1981
 Recording Nos.: 8107070002 and 8109140012

AMENDED by instrument(s):

Recording Date: April 1, 1982
 Recording No.: 8204010025

EXHIBIT "B"Exceptions
(continued)

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.

6. Provisions contained in the articles of incorporation and bylaws of Hidden Meadows Community Association, recorded under recording number 8107070001 including any liability to assessment lien.
7. Findings of Fact - Entry of Order No. SP 91-043 including the terms, covenants and provisions thereof:

Recording Date: February 6, 1992
Recording No.: 9202060018
8. 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, together with necessary appurtenances
Recording Date: October 21, 1993
Recording No.: 9310210078
9. 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: 9806090031
10. Easement and Adoption of CC&R's including the terms, covenants and provisions thereof

Recording Date: September 29, 2006
Recording No.: 200609290118
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 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

EXHIBIT "B"Exceptions
(continued)

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. Assessments, if any, levied by Hidden Meadows Property Owner's Association.
14. City, county or local improvement district assessments, if any.