

**When recorded return to:**  
Larry Preston  
1228 North 12th Place  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-875  
Mar 10 2020  
Amount Paid \$5613.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041429

**CHICAGO TITLE**  
620041429

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Andrew Fenstermaker, a married person as his separate property  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Larry Preston, a married person, as his separate estate

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 27, Kulshan Ridge PUD, according to the plat thereof, recorded October 9, 2003 under  
Auditor's File No. 200310090064, 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): P120907 / 4824-000-027-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 25, 2020

  
\_\_\_\_\_  
Andrew Fenstermaker

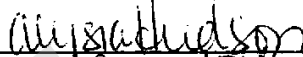
\_\_\_\_\_  
Andrea Lee

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Andrew Fenstermaker is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 25, 2020

ALYSIA HUDSON  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires 03-01-2020

  
\_\_\_\_\_  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 03-01-2020

State of TEXAS  
County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Andrea Lee 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: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 25, 2020

\_\_\_\_\_  
Andrew Fenstermaker  
*[Signature]*  
\_\_\_\_\_  
Andrea Lee

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Andrew Fenstermaker is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

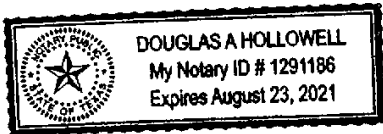
\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_,  
My appointment expires: \_\_\_\_\_

State of TEXAS  
County of Collin

I certify that I know or have satisfactory evidence that Andrea Lee 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: 2/29/2020

*[Signature]*  
\_\_\_\_\_  
Name: Douglas A. Hollowell  
Notary Public in and for the State of TEXAS  
Residing at: Little Elm, TX  
My appointment expires: 8/23/2021



**EXHIBIT "A"**  
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:  
Recording Date: March 1, 1946  
Recording No.: 388909
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Mount Vernon  
Purpose: Sewer Pipe  
Recording Date: September 20, 1962  
Recording No.: 626799
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Mount Vernon  
Purpose: Storm sewer and drainage  
Recording Date: March 4, 1996  
Recording No.: 9603040076
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: January 21, 2003  
Recording No.: 200301210215
5. 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 Kulshan Ridge P.U.D:  
Recording No: 200310090064
6. 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

**EXHIBIT "A"**

**Exceptions  
(continued)**

Recording Date: October 9, 2003  
Recording No.: 200310090065

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 31, 2003  
Recording No.: 200310310181

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 8, 2003  
Recording No.: 200312080151

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 17, 2006  
Recording No.: 200601170153

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by the City of Mount Vernon.

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

11. Assessments, if any, levied by Kulshan Ridge PUD Homeowners Association.