

**When recorded return to:**  
John G. Adamek and Stephanie Labo  
4516 159th Ave NE  
Redmond, WA 98052

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1299

Apr 10 2020

Amount Paid \$16460.00  
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.: 620041459

**CHICAGO TITLE**  
**620041459**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William Thompson and Jennifer Evans Thompson, Husband and Wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to John G. Adamek and Stephanie Labo, husband and wife

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.)

Lot(s): 4 Skagit County Short Plat PL00-0345

NW 19-36-4 (Md)

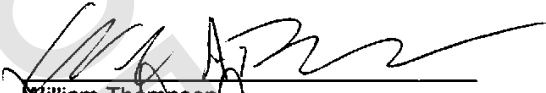

Tax Parcel Number(s): P49443 / 360419-0-001-0002, P115711 / 360324-1-001-0200

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)


Dated: March 26, 2020

  
\_\_\_\_\_  
William Thompson  
  
\_\_\_\_\_  
Jennifer Evans Thompson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that William Thompson and Jennifer Evans Thompson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 9, 2020

  
\_\_\_\_\_  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Ortington  
My appointment expires: 10/27/2022

NOTARY PUBLIC  
STATE OF WASHINGTON  
LOUREA L. GARKA  
License Number 122836  
My Commission Expires 10-27-2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P49443 / 360419-0-001-0002 and P115711 / 360324-1-001-0200**

LOT 4, SHORT PLAT NO. PLOO-0345, APPROVED NOVEMBER 13, 2001, AND RECORDED UNDER AUDITOR'S FILE NO. 200111130172, AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THEREFROM, TRACT B, TRACT C, AND THE FOLLOWING DESCRIBED TRACT:

THE OPEN SPACE FUTURE DEVELOPMENT (EAST) PORTION AS DESIGNATED ON THE FACE OF SAID SHORT PLAT;

AND EXCEPT A STRIP OF LAND 8.54 FEET WIDE LYING EASTERLY OF, ADJACENT TO, CONTIGUOUS WITH THE EAST LINE, AND BETWEEN THE EASTERLY EXTENSIONS OF THE NORTH AND SOUTH LINES OF THE BUILDABLE AREA OF SAID LOT 4.

SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, ACROSS AND THROUGH FOX HOLLOW LANE, AS CONTAINED IN THAT CERTAIN EASEMENT RECORDED SEPTEMBER 15, 2000, UNDER AUDITOR'S FILE NO. 200009150024, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, ACROSS AND THROUGH THOSE CERTAIN 60 FOOT WIDE STRIPS OF LAND AS DESCRIBED ON EXHIBIT'S C-1, C-2, C-3 AND C-4 IN THAT CERTAIN EASEMENT GRANT RECORDED NOVEMBER 26, 2001, UNDER AUDITORS FILE NO. 200111260264, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Trans Mountain Pipeline Co.  
Purpose: Pipeline  
Recording Date: August 18, 1954  
Recording No.: 505361
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: U.S. West  
Purpose: Operating telecommunication facility  
Recording Date: January 13, 1999  
Recording No.: 9901130045
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: James D. Jensen and Amy L. Jensen, husband and wife  
Recording Date: October 6, 1999  
Recording No.: 199910060081
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Adjacent property owners  
Purpose: Water lines  
Recording Date: August 11, 2000  
Recording No.: 200008110094  
  
and Re-Recording Date: November 21, 2000  
and Re-Recording No.: 200011210077  
  
Modification(s) of said instrument:  
  
Recording Date: November 21, 2002  
Recording No.: 200212020308
  
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Adjacent property owners  
Purpose: Water lines  
Recording Date: September 15, 2000

**EXHIBIT "B"**Exceptions  
(continued)

Recording No.: 200009150023

and Re-Recording Date: November 21, 2000  
and Re-Recording No.: 200011210076

Modification(s) of said instrument:

Recording Date: December 2, 2002  
Recording No.: 200212020309

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Access and utilities  
Recording Date: September 15, 2000  
Recording No.: 200009150024and Re-Recording Date: November 21, 2000  
and Re-Recording No.: 200011210074

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Adjacent property owners  
Purpose: Water lines  
Recording Date: November 21, 2000  
Recording No.: 200011210075

8. Lot Certification Forms and the terms and conditions thereof:

Recording Date: October 12, 1998  
Recording No.: 9810120141  
Recording No.: 9810120142  
Recording No.: 9810120143  
Recording No.: 9810120144  
Recording No.: 9810120145  
Recording No.: 9810120146

9. Lot Certification Forms and the terms and conditions thereof:

Recording Date: January 12, 1999  
Recording No.: 9901120132  
Recording No.: 9901120133  
Recording No.: 9901120134  
Recording No.: 9901120135  
Recording No.: 9901120136

**EXHIBIT "B"**Exceptions  
(continued)

Recording No.: 9901120137  
Recording No.: 9901120138  
Recording No.: 9901120139

## 10. Lot Certificate Form and the terms and conditions thereof:

Recording Date: June 17, 1999  
Recording No.: 199906170092

## 11. Agreement and the terms and conditions thereof:

Executed by: John Peth and Sons, Inc. and the Lot Owners  
Recording Date: November 30, 2000  
Recording No.: 200011300150  
Purpose: Roads and utilities

## 12. Protected Critical Area Agreement and the terms and conditions thereof:

Recording Date: July 2, 2001  
Recording No.: 200107020130

## 13. 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 Short Plat PL00-0345:

Recording No: 200111130172

## 14. Protected Critical Area Agreement and the terms and conditions thereof:

Recording Date: November 13, 2001  
Recording No.: 200111130174

## 15. 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: November 21, 2000  
Recording No.: 200011210071

**EXHIBIT "B"**  
Exceptions  
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2001  
Recording No.: 200112210075

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 26, 2002  
Recording No.: 200207260058

16. 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 below:

Imposed by: Fox Hollow Lane Association  
Recording Date: November 21, 2000  
Recording No.: 2000011210071

17. Open Space Agreement and the terms and conditions thereof:

Recording Date: November 13, 2001  
Recording No.: 200111130173

18. Aerobic Treatment Unit Service Agreement and the terms and conditions thereof:

Recording Date: October 25, 2002  
Recording No.: 200210250149

19. 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: December 2, 2002  
Recording No.: 200212020307

20. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Adjacent property owners  
Purpose: Pump house  
Recording Date: December 2, 2002  
Recording No.: 200212020310

21. Agreement and the terms and conditions thereof:

**EXHIBIT "B"**Exceptions  
(continued)

Executed by: Fox Hollow Lane Community Association and Michael and Linda Nemnich  
 Recording Date: January 26, 2005  
 Recording No.: 200501260062  
 Purpose: Commercial waiver agreement

22. 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: February 7, 2005  
 Recording No.: 200502070028

23. Skagit County Planning and Development Services Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: May 2, 2006  
 Recording No.: 200605020115

24. Agreement and the terms and conditions thereof:

Executed by: William Thompson and Health and Human Services  
 Recording Date: May 2, 2006  
 Recording No.: 200605020116  
 Purpose: Aerobic treatment unit

25. 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



**EXHIBIT "B"**

Exceptions  
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

26. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
27. City, county or local improvement district assessments, if any.