

When recorded return to:
Roger William Bernhardt, Jr. and Beverly A. Bernhardt
1214 Fidalgo Place
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1677

May 14 2020

Amount Paid \$5605.00

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.: 620042440

CHICAGO TITLE
020042440

STATUTORY WARRANTY DEED

THE GRANTOR(S) Zachery H. Stephenson and Roseann C. Stephenson, 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 Roger William Bernhardt, Jr. and Beverly A. Bernhardt, a married couple

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

LOT 3, FIDALGO COMMONS P.U.D., 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.

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

Tax Parcel Number(s): P120451 / 4817-000-003-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 6, 2020

Zachery H. Stephenson
Zachery H. Stephenson
Roseann C. Stephenson
Roseann C. Stephenson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Zachery H. Stephenson and Roseann C. Stephenson 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: MAY 6, 2020
Nancy E Faggiolo
Name: NANCY E FAGGIOLANO
Notary Public in and for the State of WASHINGTON
Residing at: ROCHESTER
My appointment expires: 04-21-2023

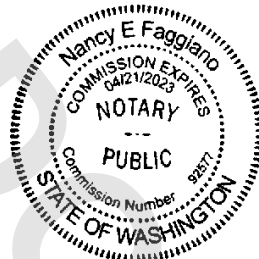


EXHIBIT "A"
Exceptions

1. 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

2. 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

3. 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 Date: December 4, 2003
Recording No.: 200312040104

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 22, 2003
Recording No.: 200312220004

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

Payable to: Fidalgo Commons Homeowners Association

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

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

Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line
 Recording Date: January 13, 2003
 Recording No.: 200301130315

6. 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

7. 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

8. 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."

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

EXHIBIT "A"

Exceptions
(continued)

10. Assessments, if any, levied by City of Sedro-Woolley.
11. Assessments, if any, levied by Fidalgo Commons Homeowners Association.