

When recorded return to:
Sara H. Watson
1711 Grand Avenue
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2366

Jun 30 2020

Amount Paid \$6325.00
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.: 620043106

CHICAGO TITLE
620043106

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sandra L. Potter, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Sara H. Watson, a married woman presumptively subject to the community property interest of a spouse/registered domestic partner, if any

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

Lot 33, BIG FIR NORTH P.U.D. PHASE 1, according to the plat thereof, recorded March 23, 2007, under Auditor's File No. 200703230073, records of Skagit County, Washington.

Situated in Skagit County, State of Washington.

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

Tax Parcel Number(s): P126016 / 4922-000-033-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 27, 2020

Sandra L. Potter
Sandra L. Potter

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Sandra L. Potter 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: June 29, 2020

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183899
My Commission Expires 03-01-2024

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 29, 1978
Auditor's No(s): 893941, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: As located and constructed
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 15, 1980
Auditor's No(s): 8001150014 and 8001150015, records of Skagit County, Washington
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);
Recorded: August 28, 2006
Auditor's No(s): 200608280130, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Easement No. 1:

All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2:

A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.
4. Terms, conditions, and restrictions of that instrument entitled Notice Model Homes are Subject To Removal;
Recorded: November 30, 2006
Auditor's No(s): 200611300131, records of Skagit County, Washington
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.

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

6. 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 BIG FIR NORTH PUD PHASE 1:

Recording No: 200703230073

7. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: March 23, 2007

Auditor's No(s): 200703230074, records of Skagit County, Washington

Executed By: Big Fir North, Inc.

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 29, 2014

Recording No.: 201405290038

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: March 23, 2007

Auditor's No(s): 200703230074, records of Skagit County, Washington

Imposed By: Big Fir North, Inc.

9. Reservation contained in deed

Recording Date: April 25, 2008

Recording No.: 200804250083

Regarding: Skagit County Right to Farm Ordinance

10. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: February 15, 2007

Auditor's No(s): 200702150078, records of Skagit County, Washington

Executed By: Big Fir North, Inc. and Blane L.L.C.

EXHIBIT "A"

Exceptions
(continued)

Which states, in part, as follows:

This Project is intended to be and shall be operated as "Housing for Older Persons" pursuant to the Fair Housing Act Amendment of 1988. Unless a school impact fee has been paid, any sale of, lease of, grant of life estate in, other conveyance of an possessory interest in, or offer to make such conveyance of, an interest in any unit or in all or part of the Project will only be made to a person or persons who will comply with the restrictions.

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 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 City of Mount Vernon.