

When recorded return to:
Ronald M. Dulog
1212 North 12th Place
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043153

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2781
Jul 24 2020
Amount Paid \$6005.00
Skagit County Treasurer
By Heather Beauvais Deputy

CHICAGO TITLE
620043153
STATUTORY WARRANTY DEED

THE GRANTOR(S) Kipp A. Otterness and Danae L. Otterness, 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 Ronald M. Dulog, married as separate property

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 23, KULSHAN RIDGE P.U.D., according to the plat thereof, recorded October 9, 2003, under Auditor's File No. 200310090064, 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): P120903 / 4824-000-023-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 12, 2020

Kipp Otterness
Kipp A. Otterness
Danae Otterness
Danae L. Otterness

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kipp A. Otterness and Danae L. Otterness 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: July 22 2020
Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023



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

In favor of: D.B. Johnson Construction, Inc.
Purpose: Access, ingress and egress
Recording Date: May 28, 2004
Recording No.: 200405280192
Affects: Portion of said premises and other property

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

EXHIBIT "A"

Exceptions
(continued)

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

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by the City of Mount Vernon.
12. Dues, Charges or Assessments, if any, levied by Kulshan Ridge PUD Homeowners Association.