

**When recorded return to:**  
Sarah A. Delafuente  
6982 Steelhead Lane  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043720

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3262

Aug 21 2020

Amount Paid \$6085.00

Skagit County Treasurer

By Marissa Guerrero Deputy

**CHICAGO TITLE CO.**  
**620043720**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Eric Lootens, a married man, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Sarah A. Delafuente, a single woman

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

Lot 18, Samish River Park, Division No. 1, according to the plat thereof, recorded in Volume 9 of  
Plats, pages 43 and 44, 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): P68696 /3990-000-018-0006

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 18, 2020

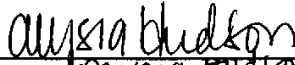
  
Eric Lootens  
  
Laura Lootens

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Eric Lootens and Laura Lootens is 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: August 20, 2020

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

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

**EXHIBIT "A"**  
Exceptions

1. 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: August 10, 1929  
Recording No.: 225812
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: State of Washington, Department of Game  
Purpose: Right of way for sport fishermen  
Recording Date: May 11, 1954  
Recording No.: 501365
  
3. 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 the Plat of Samish River Park Division No. 1:  
  
Recording No: 703269
  
4. 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: August 15, 1967  
Recording No.: 703232  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: February 16, 1968  
Recording No.: 710329  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: April 12, 1979  
Recording No.: 7904120004

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 22, 1995  
Recording No.: 9509220088

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 23, 1998  
Recording No.: 9803230110

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 18, 1998  
Recording No.: 9808180048

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

Payable to: Samish River Park, Inc.

6. 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.

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

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

NR Lands."

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Samish River Park, Inc.