

When recorded return to:
Gregory Orkiolla and Julie Orkiolla
17343 Dike Rd
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4284

Oct 16 2020

Amount Paid \$9713.80
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.: 620044227

CHICAGO TITLE
020044227

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen Salvino, 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 Gregory Orkiolla and Julie Orkiolla, a married couple

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

Lot 9, "ELK HAVEN ESTATES", as recorded August 6, 2002 under Auditor's File No. 200208060083, 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): P119388 / 4797-000-009-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 10, 2020

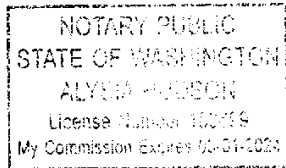


Stephen Salvino

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Stephen Salvino
~~is~~are the ~~person~~(s) who appeared before me, and said ~~person~~(s) acknowledged that
~~(he)~~she/~~they~~ signed this of instrument and acknowledged it to be ~~(his)~~her/~~their~~ free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 10.13.2020



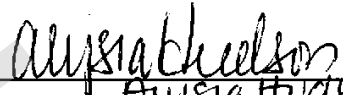

Name: Alycia Hudson
Notary Public in and for the State of WA
Residing at: Arundel
My appointment expires: 03.01.2024

EXHIBIT "A"
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:
 Recording No.: 107496
 No determination has been made as to the current ownership or other matters affecting said reservations.

2. Reservations and recitals contained in the Deed as set forth below:
 Dated: July 17, 1945
 Recording Date: August 23, 1945
 Recording No.: 382733

3. Easement in favor of United States of America:
 a.) Construct, maintain, repair, rebuild, operate and patrol one line of electric transmission structures, 150 feet in width; and
 b.) The right to fell, limb and top all trees, brush and snags within 29 feet of any conductor, and
 c.) To improve, use and maintain an existing roadway, 20 feet in width, all as contained in Declaration of Taking, filed in United States District Court Cause No. 347-73C2.

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: August 12, 1999
 Recording No.: 9908120015

5. 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 **ELK HAVEN ESTATES:**
 Recording No: 200208060083

6. Covenants, conditions, restrictions, assessments 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

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

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 6, 2002
Recording No.: 200208060084

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200602220047
Recording No.: 200907090089

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

Purpose: Protected critical area easement agreement
Recording Date: August 6, 2002
Recording No.: 200208060085

8. Lot Certification including the terms, covenants and provisions thereof

Recording Date: June 21, 2005
Recording No.: 200506210025

9. 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: May 25, 2006
Recording No.: 200605250115

10. 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: May 25, 2006
Recording No.: 200605250116

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

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

Granted to: Elk Haven Water System Association
 Purpose: Water System
 Recording Date: May 25, 2006
 Recording No.: 200605250117

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

Granted to: Puget Sound Energy, Inc.
 Purpose: Utility systems
 Recording Date: February 6, 2006
 Recording No.: 200602060123

13. 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: October 4, 2006
 Recording No.: 200610040152

14. 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: October 4, 2006
 Recording No.: 200610040153

15. Liens and charges as set forth in the above mentioned declaration(s),

Payable to: Elk Haven Community Association

16. Liens and charges as set forth in the above mentioned declaration(s),

Payable to: Elk Haven Water System Association

17. 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

EXHIBIT "A"Exceptions
(continued)

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."

18. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by Elk Haven Community Association.
20. Assessments, if any, levied by Elk Haven Water System Association.