

When recorded return to:
Nicole B. Davis
11330 N Skagit St
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-47
Jan 06 2021
Amount Paid \$6157.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.
620045372

Escrow No.: 620045372

STATUTORY WARRANTY DEED

THE GRANTOR(S) Norah J. Osenbach, also shown of record as Norah Osenbach, an unmarried person, as her 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 Nicole B. Davis, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
TRACT 6, 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): P68682 / 3990-000-006-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 30, 2020

Norah J. Osenbach
Norah J. Osenbach

State of Washington
Snohomish County of SKagit

I certify that I know or have satisfactory evidence that
Norah J. Osenbach
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: 1/4/2021

Julie M Dixon
Name: Julie M Dixon
Notary Public in and for the State of WASH
Residing at: Camano Island
My appointment expires: 2/2/2022

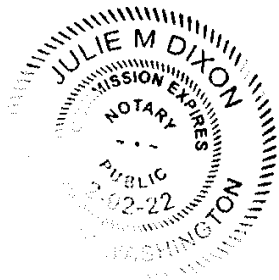


EXHIBIT "A"
Exceptions

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 SAMISH RIVER PARK DIVISION NO. 1:
Recording No: 703269

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 10, 1929
Auditor's No(s): 225812, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

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: August 15, 1967
Recording No.: 703232

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 16, 1968
Recording No.: 710329

Recording Date: April 12, 1979
Recording No.: 7904120004

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

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

EXHIBIT "A"

Exceptions
(continued)

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

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Samish River Park Inc.
Recording No.: 703232, 710329, 7904120004, 9509220088, 9803230110 and
9808180048

5. Assessment, including the terms and conditions thereof, disclosed by instrument;
Recorded: May 12, 2008
Auditor's No.: 200805120181, records of Skagit County, Washington
For: Formation of Samish River Park Local Utility District No. 30
Resolution No.: 2121-08 of the Commission of Public Utility District No. 1 of Skagit
County, Washington
Establishing: Local Utility District No. 30

6. Terms and Conditions of Skagit County Planning & Development Services ASPU Findings of Fact/Staff Report thereof by:

Recording Date: July 28, 2008
Recording No.: 200807280004
Grantor: Skagit County Planning & Development Services
Grantee: PUD #1 of Skagit County

7. Assessment, including the terms and conditions thereof, disclosed by instrument;
Recorded: June 12, 2009
Auditor's No.: 200906120099, records of Skagit County, Washington
For: Acquisition, construction and installation of a water supply system
Resolution No.: 2161-09 of the Commission of Public Utility District No. 1 of Skagit
County, Washington
Establishing: Local Utility District No. 30

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

In favor of: Skagit County, a political subdivision of the State of Washington
Purpose: Temporary easement for riparian restoration work under the Natural
Resource Stewardship Program Project
Recording Date: September 20, 2018
Recording No.: 201809200012
Affects: Said Land

EXHIBIT "A"Exceptions
(continued)

9. 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.

10. 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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

12. Assessments, if any, levied by Samish River Park, Inc..

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