

When recorded return to:
Christopher L. O'Connor
9154 Rainbow Lane Apt. A
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-806

Feb 25 2021

Amount Paid \$1045.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044731

CHICAGO TITLE
620044731

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kelvin Beaton, an unmarried person, 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 Christopher L. O'Connor, an unmarried person and Barry W.
Brovan and Jan E. Brovan, a married couple

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

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

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

Lot(s): 4 Unit(S): Short Plat No. PL07-0919, ptn Sec 7, Township 35 N, Range 6 E

Tax Parcel Number(s): P128691 / 350607-4-005-0607

Subject to:

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

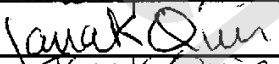
STATUTORY WARRANTY DEED
(continued)

Dated: February 9, 2021


Kelvin BeatonState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kelvin Beaton is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 24, 2021


Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at Arlington
My appointment expires: 06/29/2023

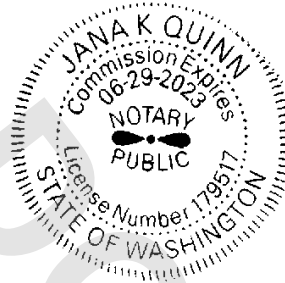


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P128691 / 350607-4-005-0607

Lot 4, Skagit County Short Plat No. PL07-0919, recorded August 17, 2009 under Auditor's File No. 200908170131, being a portion of the Northwest quarter of the Southeast quarter and a portion of the Southwest quarter of the Southeast quarter and a portion of the Northeast quarter of the Southwest quarter Section 7, Township 35 North, Range 6 East records of Skagit County, Washington.

Situate in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Terms, conditions, and restrictions of that instrument entitled Waiver and Covenant Not To Sue;
Recorded: June 6, 1984
Auditor's No(s): 8406060025, records of Skagit County, Washington
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 5, 1992
Auditor's No(s): 9210050142, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: March 22, 2001
Auditor's No(s): 200103220010, records of Skagit County, Washington
Executed By: Skagit County
As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.
4. Agreement and Easement, including the terms and conditions thereof; entered into;
By: William and Ruth Soren
And Between: Adjacent land owners
Recorded: July 22, 2003
Auditor's No.: 200307220110, records of Skagit County, Washington
Providing: Access and utility easement with provisions for maintenance

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

Order on Motion for Summary Judgment including the terms, covenants and provisions thereof in regards to said Easement
Filed: December 13, 2010
Superior Case No. 09-2-01513-1
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 "B"

**Exceptions
(continued)**

6. Record of Survey
Recording Date: April 7, 2006
Recording No.: 200604070095
7. Order on Waiver Request WV03 0800 including the terms, covenants and provisions thereof
Recording Date: February 11, 2004
Recording No.: 200402110078
8. Order on Waiver of Development Moratorium WV06-1134 including the terms, covenants and provisions thereof
Recording Date: October 4, 2007
Recording No.: 200710040114
9. Lot of Record Certification and the terms and conditions thereof:
Recording Date: October 5, 2007
Recording No.: 200710050124 and 200710050125
10. Forestry Riparian Easement including the terms, covenants and provisions thereof
Recording Date: November 19, 2007
Recording No.: 200711190143
11. Title Notification - Development Activities On or Adjacent to designated Natural Resource Lands including the terms, covenants and provisions thereof
Recording Date: June 11, 2008
Recording No.: 200806110052
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: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 11, 2008
Recording No.: 200808110095
Affects: Portion of said premises
13. 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

EXHIBIT "B"

Exceptions
(continued)

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 SKAGIT COUNTY SHORT PLAT NO. PL07-0919:

Recording No: 200908170131

14. Road Maintenance Agreement - Main Road

Recording Date: February 24, 2021
Recording No.: 202102240020

15. Road Maintenance Agreement - Little Road

Recording Date: February 24, 2021
Recording No.: 202102240021

16. Declaration of Covenants, Conditions And Restrictions

Recording Date: February 24, 2021
Recording No.: 202102240022

17. Notice contained in deed

Recording Date: September 18, 2003
Recording No.: 200309180080
Regarding: Skagit County Right to Farm Ordinance

18. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: August 1, 2009
Recording No.: 200908170132

19. Protected Critical Area Easement (PCA) including the terms, covenants and provisions thereof

Recording Date: August 17, 2009
Recording No.: 200908170133

20. Declaration of Covenants and Conditions for Maintenance of an Easement for Ingress, Egress and Utility Purposes including the terms, covenants and provisions thereof

Recording Date: August 17, 2009
Recording No.: 200908170134

21. 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,

EXHIBIT "B"

Exceptions
(continued)

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 17, 2009
Recording No.: 200908170135

22. Deed of Natural Resource Land Easement including the terms, covenants and provisions thereof

Recording Date: August 17, 2009
Recording No.: 200908170136

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

24. 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."