

When recorded return to:
Gordon Vincent Bryant, III
4455 Interlake Ave N Apt 521
Seattle, WA 98103

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

2150 North 107th St., Suite 310
Seattle, WA 98133

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-913

Mar 04 2021

Amount Paid \$13256.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

CHICAGO TITLE CO.

620046202

Escrow No.: 0202684-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) James F. Neher and Helen I. Neher, 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 Gordon Vincent Bryant, III, an unmarried person

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

Lot 4, Plat of Cedar Ridge Estates Div No. 1, according to the plat thereof, recorded in Volume 15 of Plats, pages 147 through 152, inclusive, 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): P105700

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

STATUTORY WARRANTY DEED
(continued)

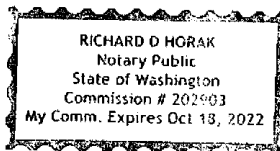
Dated: February 24, 2021

James F. Neher
James F. Neher
Helen I. Neher
Helen I. Neher

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that James F. Neher and Helen I. Neher 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: *Feb 26, 2021*
Richard D Horak
Name: *Richard D Horak*
Notary Public in and for the State of *WA*
Residing at: *MT Verma*
My appointment expires: *10-18-22*



**EXHIBIT A
EXCEPTIONS**

Order No.: 0202684-OC

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 PLAT OF CEDAR RIDGE ESTATES DIV. 1:

Recording No: 9402040035

2. Easement, including the terms and conditions thereof, disclosed by instrument;

Recording Date: May 28, 1918

Recording No.: 126981

In favor of: English Lumber Company, a Washington corporation

For: Road right-of-way

Affects: 40 feet in width following the line of the English Lumber Company's Railroad

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

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: April 11, 1963

Recording No.: 634405

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line

4. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: October 26, 1992

Recording No.: 9210260023

In favor of: Puget Sound Power and Light Company

For: Electric transmission and/or distribution line

5. Reservations and recitals contained in the Deed as set forth below:

Recording Date: January 15, 1920

Recording No.: 138448

No determination has been made as to the current ownership or other matters affecting said reservations.

6. Reservations and recitals contained in the Deed as set forth below:

Recording Date: November 20, 1913

Recording No.: 99359

No determination has been made as to the current ownership or other matters affecting said reservations.

7. Reservations and recitals contained in the Deed as set forth below:

Recording Date: August 31, 1905

Recording No.: 53375

No determination has been made as to the current ownership or other matters affecting said reservations.

8. 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: December 23, 1993
Recording No.: 9312230074

EXHIBIT A
EXCEPTIONS
(continued)

9. Liens and charges as set forth in the above mentioned declaration, Payable to: Cedar Ridge Homeowner's Association

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."

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

15. Assessments, if any, levied by Cedar Ridge Homeowner's Association.