

When recorded return to:
Matthew Wayne Breland and Christina Marie
Juliano
7200 Steelhead Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1833

Apr 28 2021

Amount Paid \$5861.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620046914

Escrow No.: 620046914

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carol Jones and Glade Jones, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Matthew Wayne Breland and Christina Marie Juliano, husband
and wife

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.)

LT 5, "SAMISH RIVER PARK, DIV NO. 1"

Tax Parcel Number(s): P68681 / 3990-000-005-0019

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 8, 2021

Carol Jones
Carol Jones
Glade Jones
Glade Jones

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Carol Jones and Glade Jones 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: 24.11.2021

Alysa Hudson
Name: *Alysa Hudson*
Notary Public in and for the State of *WA*
Residing at: *Arlington*
My appointment expires: *03 01 2024*

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68681 / 3990-000-005-0019

LOT 5, "SAMISH RIVER PARK, DIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 43 AND 44, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: August 10, 1929
 Recording No.: 225812
 Affects: Portion of said premises
- The exact location and extent of said easement is not disclosed of record.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: State of Washington Department of Game
 Recording Date: May 11, 1954
 Recording No.: 501365
 Affects: 25 foot strip bordering on both sides of river
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
 Executed By: Elmer B. Martin and Mabel J. Martin, husband and wife
- 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
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: September 22, 1995

EXHIBIT "B"Exceptions
(continued)

Recording No.: 9509220088

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 23, 1998

Recording No.: 9803230110

4. 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

5. 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: Ingress and egress

Recording Date: September 20, 2018

Recording No.: 201809200010

Affects: Portion of said premises

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. 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

EXHIBIT "B"Exceptions
(continued)

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."

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