

**When recorded return to:**  
Frances Parker  
1716 Grand Avenue  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620047934

**CHICAGO TITLE**  
620047934

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Theresa E Hanes as Successor Trustee of the Trust of Marjorie E. Hanes dated August 24, 1995, as amended January 17, 2012

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Frances Parker, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 44, BIG FIR NORTH P.U.D. PHASE 1, ACCORDING TO THE PLAT THEREOF,  
RECORDED MARCH 23, 2007, UNDER AUDITOR'S FILE NO. 200703230073, 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): P126027 / 4922-000-044-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3131

Jul 09 2021

Amount Paid \$7205.00  
Skagit County Treasurer  
By Flora Cruz Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 1, 2021

Trust of Marjorie E. Hanes dated August 24, 1995, as amended January 17, 2012

BY: Theresa E. Hanes  
Theresa E Hanes  
Successor Trustee

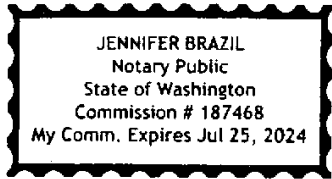
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
Theresa E. Hanes

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of the Trust of Marjorie E. Hanes dated August 24, 1995, as amended January 17, 2012 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 8, 2021

Jennifer Brazil  
Name: Jennifer Brazil  
Notary Public in and for the State of Washington  
Residing at: Skagit County  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 29, 1978  
Auditor's No(s): 893941, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: As located and constructed
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 15, 1980  
Auditor's No(s): 8001150014 and 8001150015, records of Skagit County, Washington  
In favor of: The City of Mount Vernon  
For: Drainage facilities and appurtenances, together with rights of ingress and egress  
Affects: A 20 foot strip across said plat and other property
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 28, 2006  
Auditor's No(s): 200608280130, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects:

Easement No. 1:

All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2:

A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

4. Terms, conditions, and restrictions of that instrument entitled Notice Model Homes are Subject To Removal;  
Recorded: November 30, 2006  
Auditor's No(s): 200611300131, records of Skagit County, Washington
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

**EXHIBIT "A"**

Exceptions  
(continued)

said covenant or restriction is permitted by applicable law, as set forth on BIG FIR NORTH  
PUD PHASE 1:

Recording No: 200703230073

6. 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: March 23, 2007  
Recording No.: 200703230074

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 29, 2014  
Recording No.: 201405290038

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

Imposed by: Big Fir Community Association  
Recording Date: March 23, 2007  
Recording No.: 200703230074

8. Reservation contained in deed

Recording Date: April 25, 2008  
Recording No.: 200804250083  
Regarding: Skagit County Right to Farm Ordinance

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: February 15, 2007  
Recording No.: 200702150078

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

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

11. Assessments, if any, levied by Mt Vernon.
12. City, county or local improvement district assessments, if any.