

**When recorded return to:**

Jacob O. Kaaland and Claudia Sanchez-Mendoza  
PO Box 84587  
Fairbanks, AK 99708

**Land Title and Escrow**  
200737-LT

**STATUTORY WARRANTY DEED**

**Order No.:** 21-1874WA

**Title Order No.:** 21-1874WA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3216

Jul 15 2021

Amount Paid \$9162.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

THE GRANTOR(S)

Robert L. Richey and Merrily Richey, husband and wife

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE  
CONSIDERATION in hand paid, conveys, and warrants to

Jacob O. Kaaland and Claudia Sanchez-Mendoza, a married couple

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

Lot 13, "PLAT OF ASPEN LANE PHASE 2," as per plat recorded on May 11, 2007, under Auditor's File  
No. 200705110088, records of Skagit County, Washington

Situate in the County of Skagit, State of Washington.

Tax Parcel No(s): P126109

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED HERETO AND INCORPORATED HEREIN.

1. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantee: Public Utility District No. 1 of Skagit County, Washington Purpose: Lay, maintain, etc., pipe or pipes, line or lines for the transportation of water, together with right of ingress and egress to and from same. Dated: June 24, 1955 Recorded: June 27, 1955 Auditor's No.: 520043 Area Affected: Location of said pipe line on a 20 foot strip in the West ½ of the West ½ of said Tract 73, the centerline described as follows: Beginning at a point 2069 feet South of the North ¼ corner of Section 5, Township 34 North, Range 4 East, W.M., and on the East line of the County Road; thence Easterly at right angles to the North and South centerline of said Section 5, Township 34 North, Range 4 East, W.M., to the East line of the above described tract of land.

2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantee: Harold A. McBee and Wilma A. McBee, husband and wife Purpose: For road purposes Area Affected: South 40 feet of the North 115 feet of the West 180 feet of said Tract 73. Dated: June 13, 1955 Recorded: June 14, 1955 Auditor's No.: 519355

3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantee: Cascade Natural Gas Corporation Purpose: Construction, maintain, inspect, operate, protect, repair, replace alter and remove a pipeline or pipelines for the transportation of oil, gas and the products thereof Area Affected: Miracle Lane Dated: May 4, 1992 Recorded: May 19, 1992 Auditor's No.: 9205190056

4. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT, SOME OF WHICH MAY HAVE CHANGED OR EXPIRED WITHOUT NOTICE ON THE PUBLIC RECORD: Short Plat No.: BURL 5-94 Recorded: January 25, 1995 Auditor's No.: 9501250055

5. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED: Dated: May 8, 1995 Recorded: May 8, 1995 Auditor's No.: 9505080067 Executed By: Lorin W. Brooks and Clara Brooks

6. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF Between: Public Utility District No. 1 of Skagit County And: Lorin W. Brooks and Clara M. Brooks Dated: June 13, 1995 Recorded: June 15, 1995 Auditor's No.: 9506150026 Regarding: Water service

7. Notes and Survey matters contained on the face of Burlington Short Plat No. Burl-SS1-02 recorded August 2, 2002, under Auditor's File No. 200208020109.

8. Restrictions imposed by instrument recorded July 28, 2005, under Auditor's File No. 200507280035.

9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantee: Puget Sound Energy, Inc., a Washington Corporation Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. Dated: May 1, 2006 Recorded: May 8, 2006 Auditor's No.: 200605080161

10. Notes, Survey matters and Easements as disclosed on the face of said City of Burlington Short Plat No. SS-1-05, as recorded March 24, 2005, under Auditor's File No. 200503240099.

11. RESERVATIONS CONTAINED IN DEED: Executed By: James A. Engberg and Susan L. Engberg, husband and wife Recorded: December 30, 2005 Auditor's No.: 200512300026 As Follows: See instrument for full particulars

12. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT: Plat/Short Plat: Aspen Lane Phase 2 Recorded: May 11, 2007 Auditor's File No.: 200705110088


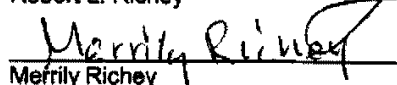
13. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED Declaration Dated: June 23, 2006 Recorded: June 23, 2006 Auditor's No.: 200606230189 Executed By: Aspen Lane, LLC FIRST AMENDMENT TO COVENANTS: Recorded: May 11, 2007 Auditor's No.: 200705110089

14. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation Purpose: Construction and maintenance of a water and communication, lines, or other similar public services related facilities Area Affected: Portion of said premises Dated: July 11, 2006 Recorded: July 25, 2006 Auditor's No.: 200607250083

15. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF: Grantee: Grantee is owner of Lot 14 of said plat Purpose: Ingress and egress Area Affected: See instrument for full particulars Dated: July 9, 2008 Recorded: July 10, 2008 Auditor's File No.: 200807100075

16. Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on July 10, 2008 under Auditor's File No. 200807100076. Reference is made to said document for full particulars.

Dated: July 14, 2021

  
Robert L. Richey  
  
Merrily Richey

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Robert L. Richey and Merrily Richey is the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

Dated July 14, 2021



Notary Public in and for the State of Washington  
Residing at: Carmichael Island  
Appointment Expiration: 07/23/2023

