

**When recorded return to:**  
John E. Lutgen and Rebekah A. Lutgen  
1957 Fraser Avenue  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3505  
**Jul 30 2021**  
Amount Paid \$8752.00  
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

Escrow No.: 620048361

**CHICAGO TITLE CO.**  
*620048361*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Daniel L. Powell and Janet T. Powell, 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 John E. Lutgen and Rebekah A. Lutgen, a married couple

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

LOT 5, "PLAT OF BIG FIR SOUTH, P.U.D.", NO. LU-06-089, RECORDED MAY 29, 2014, UNDER AUDITOR'S FILE NO. 201405290037, 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): P131957 / 6019-000-000-0005

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: July 27, 2021

D Powell  
Daniel L. Powell  
Janet T Powell  
Janet T. Powell

State of Washington  
County of skagit

I certify that I know or have satisfactory evidence that  
Daniel L. Powell and Janet T. Powell  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: July 29, 2021



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

**EXHIBIT "A"**  
Exceptions

1. 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 Big Fir South, P.U.D. #LU-06-089:

Recording No: 201405290037

2. 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: July 25, 2007 and May 29, 2014

Recording No.: 200707250054 and 201405290038

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

Imposed by: Big Fir Community Association

Recording Date: March 23, 2007

Recording No.: 200703230074

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Mount Vernon

Purpose: Drainage facilities

Recording Date: January 15, 1980

Recording No.: 8001150015

5. Terms and conditions contained in City of Mount Vernon Ordinance No. 3202;

Recording Date: June 28, 2004

Recording No.: 200406280217

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

6. Terms and conditions of various instruments of record, executed for Boundary Line Adjustment purposes (see instruments for full particulars);  
Recording No.: 200511210248, 200511230106, 200512300211 and 200601260115
7. 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: February 15, 2007  
Recording No.: 200702150078
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Blane, LLC, a Washington Limited Liability Company  
Recording Date: May 16, 2012  
Recording No.: 201205160074
9. Temporary Construction Easement and Agreement, including the terms, covenants and provisions thereof;  
Recording Date: December 20, 2012  
Recording No.: 201212200067
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Utility systems for purposes of transmission, distribution and sale of electricity  
Recording Date: August 26, 2013  
Recording No.: 201308260192
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Mount Vernon  
Purpose: See instrument  
Recording Date: June 20, 2011  
Recording No.: 201106200175
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

**EXHIBIT "A"**

Exceptions  
(continued)

- thereof; Indian treaty or aboriginal rights.
13. Assessments, if any, levied by Mt Vernon.
  14. Assessments, if any, levied by Big Fir Community Association.
  15. City, county or local improvement district assessments, if any.