

When recorded return to:

John E. Durnan  
1633 Grand Avenue  
Mount Vernon, WA 98274

GNW 21-12490

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Donna R. Simonelli and Noel A. Simonelli, each as their separate property, 2912 West Cucharras Street, Apt. A, Colorado Springs, CO 80904,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to John E. Durnan, an unmarried person

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3938

Aug 26 2021

Amount Paid \$7603.40

Skagit County Treasurer  
By Lena Thompson Deputy

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Lot 35, Big Fir North PUD Phase I

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P126018

Dated: 8/25/21

Noel A. Simonelli  
Noel A. Simonelli

Donna R. Simonelli  
Donna R. Simonelli

Statutory Warranty Deed  
LPB 10-05

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Noel A. Simonelli and Donna R. Simonelli is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 25<sup>th</sup> day of August, 2021

Doug Clark  
Signature

Notary Public  
Title

My appointment expires: 12-15-21

Notary Public  
State of Washington  
Doug Clark  
Commission No. 196611  
Commission Expires 12-15-2021

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 1633 Grand Avenue, Mount Vernon, WA 98274  
Tax Parcel Number(s): P126018

Property Description:

Lot 35, "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.

**EXHIBIT B**

21-12490-KH

1. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded April 24, 1984, as Auditor's File No. 8404240023.
  2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded December 29, 1978, as Auditor's File No. 893941.
  3. Permanent and non-exclusive easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of Ingress, egress across existing roadway, in favor of Lester K. Smith and Rhoda J. Smith, husband and wife, recorded September 29, 1972 as Auditor's File No. 774692.
  4. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded August 28, 2006, as Auditor's File No. 200608280130.
  5. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Big Fir North, Inc. and Blane, LLC, recorded February 15, 2007 as Auditor's File No. 200702150078.
  6. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Big Fir North P.U.D. – Phase 1 recorded March 23, 2007 as Auditor's File No. 200703230073.
- The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".
7. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Big Fir North, Inc., a Washington Corporation, recorded March 23, 2007 as Auditor's File No. 200703230074.
- Above covenants, conditions and restrictions were amended and recorded July 25, 2007 as Auditor's File No. 200707250054.