

When recorded return to:
Raymond Mark Carpenter
1824 NE Perkins Pl
Shoreline, WA 98155

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048718

CHICAGO TITLE
020048718

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tower Pacific Properties LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Raymond Mark Carpenter, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 17, "AEMMER ADDITION TO MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME
7 OF PLATS, PAGE 92, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4055

Sep 01 2021

Amount Paid \$4805.00
Skagit County Treasurer
By Josie L Bear Deputy

Tax Parcel Number(s): P61672/ 3853-000-017-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 8/30/21

Tower Pacific Properties LLC

BY: [Signature]
Thomas J. Toepfer
Member

BY: [Signature]
Donna L. Toepfer
Member

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Thomas J. Toepfer and Donna L. Toepfer are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member and Member, respectively, of Tower Pacific Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 30, 2021

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03.01.2024

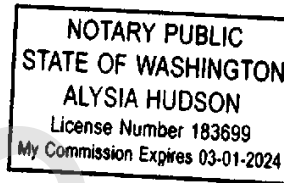


EXHIBIT "A"
Exceptions

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

Granted to:	Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Purpose:	drainage pipe line
Recording Date:	September 21, 1953
Recording No.:	493019
Affects:	a strip of land 20 feet in width

2. 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 Aemmer Addition to Mount Vernon:

Recording No: 573471

3. Any question that may arise due to shifting or change in the course, boundaries or high water line of Maddox Creek or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Maddox Creek.

4. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

5. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

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

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

8. Assessments, if any, levied by Mt Vernon.

9. 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

EXHIBIT "A"Exceptions
(continued)

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 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."