

When recorded return to:
John F. Cassinerio and Sandra K. Cassinerio
7404 142nd Ave E, Apt D
Sumner, WA 98390

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
500127443

Escrow No.: 500127443

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kelvin Beaton, an unmarried man
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to John F. Cassinerio and Sandra K. Cassinerio, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 3, SKAGIT COUNTY SHORT PLAT NO. PL07-0919, RECORDED AUGUST 17, 2009
UNDER AUDITOR'S FILE NO. 200908170131, 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): P128690 / 350607-4-005-0508

Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: October 27, 2021


Kelvin Beaton

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Kelvin Beaton
(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: November 10 2021


Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

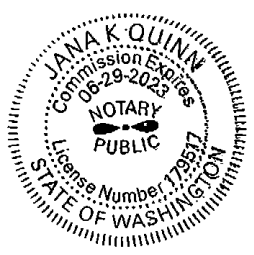


EXHIBIT "A"
Exceptions

1. Terms, conditions, and restrictions of that instrument entitled Waiver and Covenant Not To Sue;

Recording Date: June 6, 1984
Recording No.: 8406060025
2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: October 5, 1992
Recording No.: 9210050142
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. 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: March 22, 2001
Recording No.: 200103220010
4. Agreement and Easement, including the terms and conditions thereof;

Between: William and Ruth Soren and adjacent land owners
Recording Date: July 22, 2003
Recording No.: 200307220110
Providing: Access and utility easement with provisions for maintenance

Note: Exact location and extent of easement is undisclosed of record.

Order on Motion for Summary Judgment including the terms, covenants and provisions thereof in regards to said Easement

Filed: December 13, 2010
Superior Case No.: 09-2-01513-1
5. 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 Survey:

EXHIBIT "A"
Exceptions
(continued)

Recording No: 200604070095

6. Order on Waiver Request WV03 0800 including the terms, covenants and provisions thereof

Recording Date: February 11, 2004
Recording No.: 200402110078

7. Order on Waiver of Development Moratorium WV06-1134 including the terms, covenants and provisions thereof

Recording Date: October 4, 2007
Recording No.: 200710040114

8. Lot of Record Certification and the terms and conditions thereof:

Recording Date: October 5, 2007

Recording No.: 200710050124
Recording No.: 200710050125

9. Forestry Riparian Easement including the terms, covenants and provisions thereof

Recording Date: November 19, 2007
Recording No.: 200711190143

10. Title Notification - Development Activities On or Adjacent to designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: June 11, 2008
Recording No.: 200806110052

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 11, 2008
Recording No.: 200808110095
Affects: Portion of said premises

12. 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

EXHIBIT "A"

Exceptions
(continued)

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 SKAGIT COUNTY SHORT PLAT NO. PL07-0919:

Recording No: 200908170131

13. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: August 1, 2009
Recording No.: 200908170132

14. Protected Critical Area Easement (PCA) including the terms, covenants and provisions thereof

Recording Date: August 17, 2009
Recording No.: 200908170133

15. Declaration of Covenants and Conditions for Maintenance of an Easement for Ingress, Egress and Utility Purposes including the terms, covenants and provisions thereof

Recording Date: August 17, 2009
Recording No.: 200908170134

16. 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: August 17, 2009
Recording No.: 200908170135

17. Deed of Natural Resource Land Easement including the terms, covenants and provisions thereof

Recording Date: August 17, 2009
Recording No.: 200908170136

18. Road Maintenance Agreement, and the terms and conditions thereof:

Recording Date: February 24, 2021
Recording No.: 202102240020

19. 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,

EXHIBIT "A"

Exceptions
(continued)

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 24, 2021
Recording No.: 202102240022

20. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
21. City, county or local improvement district assessments, if any.