

When recorded return to:

Darrell D Meigs and Desiree M Meigs
3395 Old Hwy 99 N. Road
Burlington , WA 98223

203321-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara Jean Couvion, an unmarried woman and surviving spouse of Thomas G. Couvion, deceased

for and in consideration of \$10.00 and other good and valuable consideration in hand paid, conveys, and warrants to Desiree M Meigs and Darrell D Meigs, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

As per Exhibit "A" attached hereto and made a part hereof

Abbreviated Legal:

Lot 1 SP 02-0085, AFN 200208210078 (Pm Tract B SP 30-89 AFN 8908180002 being pt SW NE and SE NW Sec 20, T 36N, R 4 EWM

Tax Parcel Number(s): 360420-2-009-0200 /P119463

Subject to Exhibit "B" attached hereto and made a part hereof

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-5560
Dec 03 2021
Amount Paid \$7765.00
Skagit County Treasurer
By Lena Thompson Deputy

LPB 10-05

Dated: November 24, 2021

Barbara Jean Couvion

Barbara Jean Couvion

State of Washington
County of Skagit

This record was acknowledged before me on 11/29/2021 by Barbara Jean Couvion.

R L Bluhm

Notary Public

My commission expires: 9/25/2024

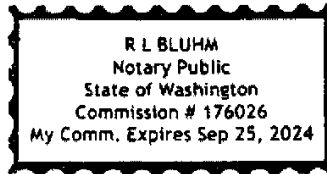


EXHIBIT A

PARCEL "A":

Lot 1 of Skagit County Short Plat No. 02-0085, approved August 21, 2002, and recorded August 21, 2002, under Auditor's File No. 200208210078, records of Skagit County, Washington and being a portion of Tract B of Skagit County Short Plat No. 30-89, approved August 10, 1989, and recorded August 18, 1989, in Volume 8 of Short Plats, page 154, under Auditor's File No. 8908180002, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 20, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An ingress, egress and utilities over, under and across that certain private driveway as set forth in Declaration recorded August 21, 2002, under Auditor's File No. 200208210079, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

END OF EXHIBIT A

EXHIBIT "B"

SPECIAL EXCEPTIONS

1. 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: 30-89
Recorded: August 18, 1989
Auditor's File No.: 8908180002

2. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Whatcom County Water District No. 12
And: Daniel and Cynthia Lint, husband and wife
Dated: March 20, 1991
Recorded: March 28, 1991
Auditor's File No.: 2103280038

3. 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: PL02-0085
Recorded: August 21, 2002
Auditor's File No.: 200208210078

4. Matters as disclosed by survey recorded August 21, 2002 under Auditor's File No. 200208210078, records of Skagit County, Washington.

5. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Daniel J. Lint, husband and Cynthia M. Lint, wife, as to said Lots 1 and 2, Short Plat No. PL-02-0085
And: Skagit County
Dated: August 21, 2002
Recorded: August 21, 2002
Auditor's File No.: 200208210079
Regarding: Private roadway maintenance declaration

6. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Daniel J. Lint and Cynthia M. Lint, husband and wife
Purpose: The perpetual easement for installation of utilities, specifically these rights to, but not limited to, Puget Sound Energy, Verizon, T.V. Cable and further any successors and assigns of said companies the right to enter in, cross, under, through and over roadway.
Dated: June 27, 2002
Recorded: August 21, 2002
Auditor's File No.: 200208210079

EXHIBIT "B"

7. Protected Critical Area Site Plan and/or Easement and the terms and conditions thereof as recorded August 21, 2002 under Auditor's File No. 200208210080.
8. Low Flow Mitigation Summary and the terms and conditions thereof as recorded June 6, 2003 under Auditor's File No. 200306060193.
9. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Samish Water District
And: Ryan and Kristen Medeiros
Dated: June 9, 2003
Recorded: February 24, 2004
Auditor's File No.: 200402240078
Regarding: Sewer service agreement
Including As Follows:

"This Sewer Service Agreement is subject to the terms and conditions of that certain Contract for Wastewater treatment and Disposal dated January 23, 2001, between the District and the City of Burlington and which is recorded under Skagit County Auditor's File No. 200102020095 and the District's obligation under this Agreement are no greater than its rights under the foregoing Agreement with Burlington."

10. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded: July 3, 2003
Auditor's No.: 200307030202
Executed By: Ryan C. Medeiros and Kristen A. Medeiros, husband and wife
As Follows:

"Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."