

When recorded return to:
Robert R. Cummings and Katherine L. Cummings
6860 Rosemary Rd
Eden Prairie, MN 55346

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
500130123

Escrow No.: 500130123

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 Robert R. Cummings and Katherine L. Cummings, a married
couple

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

LOT 2, SKAGIT COUNTY SHORT PLAT NO. PL07-0919, RECORDED AUGUST 17, 2009
UNDER AUDITOR'S FILE NO. 200908170131, RECORDS OF SKAGIT COUNTY,
WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P128689 / 350607-4-005-0409

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-405

Feb 04 2022

Amount Paid \$2117.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 18, 2022


Kelvin BeatonState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

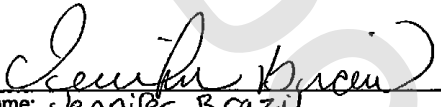
Kelvin Beaton
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: January 27, 2022
Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Exceptions

1. Terms, conditions, and restrictions of that instrument entitled Waiver and Covenant Not To Sue;
Recorded: June 6, 1984
Auditor's No.: 8406060025, records of Skagit County, Washington
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 5, 1992
Auditor's No.: 9210050142, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. 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 22, 2001
Recording No.: 200103220010
4. Agreement and Easement, including the terms and conditions thereof; entered into;
By: William and Ruth Soren
And Between: Adjacent land owners
Recorded: July 22, 2003
Auditor's No.: 200307220110, records of Skagit County, Washington
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. Record of Survey

Recording Date: April 7, 2006
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

EXHIBIT "A"

Exceptions
(continued)

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 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. Notice contained in deed

EXHIBIT "A"Exceptions
(continued)

Recording Date: September 18, 2003
Recording No.: 200309180080
Regarding: Skagit County Right to Farm Ordinance

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

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

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

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

16. 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

17. 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

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

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

19. Road Maintenance Agreement - Main Road and the terms and conditions thereof:

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

20. Road Maintenance Agreement - Little Road and the terms and conditions thereof:

Recording Date: February 24, 2021
Recording No.: 202102240021

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

21. 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 24, 2021
Recording No.: 20210224022

22. 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.

23. 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 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."

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