

When recorded return to:

Cicilia S. VanderMeulen
1746 Grand Avenue
Mount Vernon, WA 98274

GNW 22-14978

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Hallberg, as his separate estate, 11729 Northeast 118th Street, #434, Kirkland, WA 98034,

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

in hand paid, conveys, and warrants to Cicilia S. VanderMeulen, an unmarried woman

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

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

Abbreviated legal description: Property 1:
Lot 46, Big Fir North P.U.D. Ph. 1

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): P126025

Dated: 03/14/2022

Robert J Hallberg
Robert Hallberg

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1029

Mar 16 2022

Amount Paid \$9162.00
Skagit County Treasurer
By Lena Thompson Deputy

STATE OF ~~WASHINGTON~~ Texas
COUNTY OF ~~SKAGIT~~ Harris

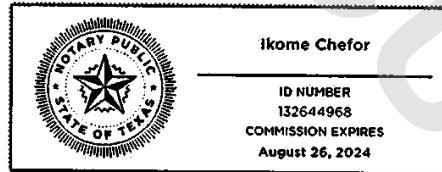
This record was acknowledged before me on 14 day of March, 2022 by Robert Hallberg.

Signature

Notary Public, State of Texas
Title

My appointment expires:

08/26/2024



Statutory Warranty Deed
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Notarized online using audio-video communication

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1746 Grand Avenue, Mount Vernon, WA 98274
Tax Parcel Number(s): P126025

Property Description:

Lot 42, Big Fir North, P.U.D. Phase 1, according to the plat thereof, recorded March 23, 2007, according to the plat thereof, recorded March 23, 2007 under Auditor's File No. 200703230073, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B

22-14978-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 I 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.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

Above covenants, conditions and restrictions were amended and recorded July 25, 2007 as Auditor's File No. 200707250054.

8. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded November 15, 2010 as Auditor's File No. 201011150247 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance.

Statutory Warranty Deed
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If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.