

AFTER RECORDING MAIL TO:
Robert A. Jamieson
16530 76th Ave W
Edmonds, WA 98026

Filed for Record at Request of
First Avenue Law Group, PLLC
Escrow Number: 2022121FAL

Statutory Warranty Deed

Assessor's Tax Parcel Number(s): P126506/ 4936-000-016-0000

CHICAGO TITLE
Dec 52 197

THE GRANTOR Patricia Gray LLC, a Washington Limited Liability Company, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert A. Jamieson, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington;

LOT 16, BIG FIR NORTH P.U.D. PHASE 2, ACCORDING TO THE PLAT THEREOF,
RECORDED JULY 25, 2007, UNDER AUDITOR'S FILE NO. 200707250053, RECORDS OF
SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF
WASHINGTON.

Subject to easements, restrictions, reservations, covenants, and conditions of record as shown on attached Exhibit A, by this reference made a part hereof.

Dated September 1, 2022

Patricia Gray LLC

Rebecca J. Bomann / SASH MGR Patricia Gray LLC

By: Rebecca J. Bomann, Director of SASH Inc., A
Washington Corporation, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223713
Sep 08 2022
Amount Paid \$9233.20
Skagit County Treasurer
By Lena Thompson Deputy

STATE OF Washington)
County of Kirk) SS:

I certify that I know or have satisfactory evidence that Rebecca J. Bomann
signed this instrument, on oath stated that She is
authorized to execute the instrument and acknowledged it as the Director of SASH, Inc. Manager
of Patricia Gray LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 09/01/2022

[Signature]
Notary Signature
Notary Public in and for the State of Washington
Residing Tulwila
My appointment 10/19/2023

NATALIE L SCHAEFER
Notary Public
State of Washington
Commission # 96548
My Comm. Expires Oct 19, 2023

EXHIBIT A

SPECIAL EXCEPTIONS:

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: December 29, 1978
Recording No.: 893941
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: The City of Mount Vernon
Purpose: Drainage facilities and appurtenances, together with rights of ingress and egress
Recording Date: January 15, 1980
Recording No.: 8001150014
Recording No.: 8001150015
Affects: Portion of said premises
3. 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
Recording Date: August 28, 2006
Recording No.: 200608280130
Affects: Portion of said premises
4. Notice Model Homes are Subject To Removal and the terms and conditions thereof:
Recording Date: November 30, 2006
Recording No.: 200611300131
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Big North PUD Phase 1:
Recording No.: 200703230073
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Big Fir North PUD - Phase 2:
Recording No.: 200707250053
7. 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 15, 2007
Recording No.: 200702150078

Handwritten initials and date: 9-6-2022


EXHIBIT A

8. 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 23, 2007
Recording No.: 200703230074

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200707250054
Recording No.: 201405290038

9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Big Fir North, Inc.
Recording Date: March 23, 2007
Recording No.: 200703230074

10. 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.

Buyer is aware that 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.

