

When recorded return to:
Suzan Wong Swint
2212 Noble Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235632
Feb 28 2023
Amount Paid \$8405.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053286

CHICAGO TITLE
620053286

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kimberly Somers and Steven Somers as Co-Successor Trustees of The Nancy Peterson Revocable Trust dated June 7, 2022

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Suzan Wong Swint, a married person as her separate property

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

LOT 39, BIG FIR NORTH P.U.D. PHASE 1, ACCORDING TO THE PLAT THEREOF,
RECORDED MARCH 23, 2007, UNDER AUDITOR'S FILE NO. 200703230073, 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): P126022 / 4922-000-039-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: February ^{1st} 27, 2023

The Nancy Peterson Revocable Trust dated June 7, 2022

BY: Steven C. Somers
Steven Somers
Co-Successor Trustee

BY: Kimberly Somers
Kimberly Somers
Co-Successor Trustee

State of Washington
County of Skagit

This record was acknowledged before me on 2/27/23 by Steven Somers and Kimberly Somers as Co-Successor Trustee and Co-Successor Trustee, respectively, of Nancy Peterson Revocable Trust dated June 7, 2022.

Heather M. Yarbrough
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 11-02-24



EXHIBIT "A"
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
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 set forth in a document:

In favor of:	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 and the terms and conditions thereof:

Recording Date:	November 30, 2006
Recording No.:	200611300131

5. 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

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

EXHIBIT "A"Exceptions
(continued)

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 Fir North P.U.D. - Phase 1:

Recording No: 200703230073

7. 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 23, 2007
Recording No.: 200703230074

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 29, 2014
Recording No.: 201405290037

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 29, 2014
Recording No.: 201405290038

8. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Maddox Creek.
9. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Maddox Creek.
10. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
11. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "A"

Exceptions
(continued)

13. Assessments, if any, levied by Mount Vernon.
14. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 30, 2023
between Suzan Wong Swirt ("Buyer")
Buyer and Peterson Revocable Trust ("Seller")
Seller
concerning 222 Noble St. N (the "Property")
Address City State Zip

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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticity
Suzan Wong Swirt 02/01/23
Buyer Date

Steven B Somers 1-31-23
Seller EXECUTOR Date

Buyer Date

Seller Date