

When recorded return to:

Mr. and Mrs. Dalton Taxdahl
9826 District Line Rd
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236330
May 01 2023
Amount Paid \$2005.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 230106L

Statutory Warranty Deed *GNW 23-18171*

THE GRANTOR Marion Taxdahl-Puckett, married as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dalton Taxdahl and Malia Taxdahl, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 15, FOREST PARK ESTATES

Tax Parcel Number(s): P128285/4980-000-015-0000

Lot 15, FOREST PARK ESTATES, according to the plat thereof recorded February 11, 2009 under Auditor's File No. 200902110084, records of Skagit County, Washington.

Situated in Skagit County Washington.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated April 24, 2023

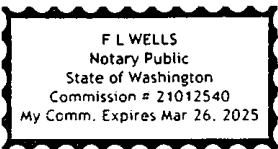
Marion Taxdahl-Puckett
Marion Taxdahl-Puckett

STATE OF Washington)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Marion Taxdahl-Puckett

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 04/26/2023 *[Signature]*



Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 03/26/2025

Exhibit "A"

Reservations contained in deed from the State of Washington recorded under Auditor's File No. 148894, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington

Dated: April 2, 1987

Recorded: April 20, 1987

Auditor's No: 8704200015

Purpose: Hauling forest products

Area Affected: A 30 foot wide strip running in a Northerly/Southerly direction through the subject property as delineated on map attached to said document

RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Georgia-Pacific Corporation, a Georgia corporation

Recorded: July 5, 1990

Auditor's No: 9007050098

As Follows: SUBJECT TO and including all matters of record; any visible or apparent roadways, easements and rights-of-way over or across the real property which do not appear of record.

This instrument does not guarantee that any particular use may be made for the property described in the instrument. A buyer should check with the appropriate City or County Planning Department to verify approved uses.

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 Short Plat No.: 91-099 recorded on May 28, 1993 as Auditor's File No. 9305280027.

Regulatory notice/agreement regarding Road Variance PL98-0105 that may include covenants, conditions and restrictions affecting the subject property, recorded August 26, 1998 as Auditor's File No. 9808260025 .

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

Exhibit "A"

may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. 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.

Regulatory notice/agreement regarding Variance Permit VA 98-0105 that may include covenants, conditions and restrictions affecting the subject property, recorded August 11, 1998 as Auditor's File No. 9808110003 .

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. 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.

TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS NEAR PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: Louis H. Requa

Recorded: August 23, 2002

Auditor's No: 200208230147

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: July 6, 2006

Recorded: July 17, 2006

Auditor's No.: 200607170156

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected: Portion of subject property

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 FOREST PARK ESTATES recorded February 11, 2009 as Auditor's File No. 200902110084.

Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Forest Park Estates, LLC, recorded February 11, 2009 as Auditor's File No. 200902110087.

Lot certification, including the terms and conditions thereof, recorded February 11, 2009 as Auditor's File No. 200902110085. Reference to the record being made for full particulars. The company makes no determination as to its affects.

Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded February 11, 2009 as Auditor's File No. 200902110086

Regulatory notice/agreement regarding Proof of Mitigated Water Supply that may include covenants, conditions and restrictions affecting the subject property, recorded on April 13, 2021 as Auditor's File No. 202104130071 .

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. 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.

Any tax, fee, assessments or charges as may be levied by Forest Park Estate Homeowners Association.