

202305180024

05/18/2023 10:38 AM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor, WA

When recorded return to:
Linda Darko and Collins Oppong
3604 Seneca Dr
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236531
May 18 2023
Amount Paid \$8494.00
Skagit County Treasurer
By Lena Thompson Deputy

Ticor Title RES70205942
Chicago Title 620054015 6pgs

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Bakken and Brigitte Bakken, who acquired title as Brigitte Blankenship, a married couple and Debra M Bakken, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Collins Oppong and Linda Darko, a married couple

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

LOT 17, "PLAT OF PARK MEADOWS, " AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 82 THROUGH 84, INCLUSIVE, 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): P108320 / 4666-000-017-0000

Subject to:

1. See Exhibit "A" attached hereto and made a part hereof

STATUTORY WARRANTY DEED
(continued)

Dated: 5/15/23




Joshua Bakken



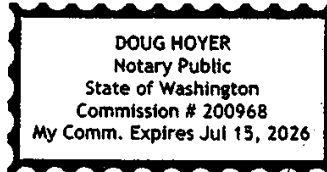
Brigitte Bakken

State of Washington
County of Clark

This record was acknowledged before me on 05/15/2023 by Joshua Bakken and Brigitte Bakken.



(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 07/15/26



STATUTORY WARRANTY DEED
(continued)

Debra M. Bakken

Debra M Bakken

State of Oregon

County of Washington

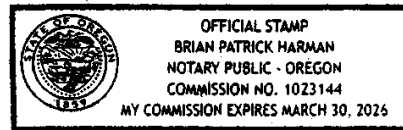
This record was acknowledged before me on 5-15-2023 by Debra M Bakken.

Brian Harman

(Signature of notary public)

Notary Public in and for the State of Oregon

My commission expires: 3-30-2026



**EXHIBIT "A"
EXCEPTIONS****Order No.:** RES70205942

1. 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 PLAT OF PARK MEADOWS:

Recording No: 9510130076

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 15, 1977**Auditor's No(s):** 868655, records of Skagit County, Washington**In favor of:** Puget Sound Power & Light Company**For:** Electric transmission and/or distribution line, together with necessary appurtenances**Affects:** The North and the East 7 feet of Tract D of Short Plat No. MV-11-77

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: February 1, 1995**Auditor's No(s):** 9502010065, records of Skagit County, Washington**In favor of:** Puget Sound Power & Light Company**For:** Electric transmission and/or distribution line, together with necessary appurtenances**Affects:**

EASEMENT NO. 1: All streets on road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the Public, this clause shall become null and void.)

EASEMENT NO. 2: A strip of land 7 feet in width across all lots, tracts, and spaces located within the above described property being parallel and coincident with the boundaries of all private/public street and road rights-of-way

EXHIBIT "A"
EXCEPTIONS

(continued)

4. 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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-2-80 and CITY OF MOUNT VERNON SHORT PLAT NO. MV-3-80:

Recording No: 8001290021

Recording No: 8001290022

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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-3-80:

6. Agreement, including the terms and conditions thereof, entered into;

By: John Hocking

And Between: ASH Ventures LLC

Recorded: July 30, 1999

Auditor's No. 199907300174, records of Skagit County, Washington

Providing:

Credit for impact fees in the amount of \$4,200.00 for each lot shall be transferred to Buyer by Seller upon making of application for permits with the City of Mount Vernon. Buyer shall pay all transfer fees to City of Mount Vernon

7. Terms and conditions of that Power of Attorney and Agreement regarding formation of Local Improvement District;

Recorded: October 13, 1995

Auditor's No.: 9510130074, records of Skagit County, Washington

By: John N. Hocking

Between: City of Mount Vernon

EXHIBIT "A"
EXCEPTIONS

(continued)

8. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Auditor's No.: 92096, records of Skagit County, Washington

Executed By: The State of Washington

9. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: November 22, 1995

Auditor's No(s): 9511220120, records of Skagit County, Washington

Executed By: John N. Hocking, Sandi Hocking and John Lund

10. 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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.