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08/04/2023 09:54 AM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor, WA

When recorded return to:
William S. Suhr
17315 Olympic Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237537

Aug 04 2023

Amount Paid \$12054.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE COMPANY
620054466

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245458396

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrea Monroe and Bill Monroe, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to William S. Suhr, an unmarried person

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

LT 22, STOCKFLETH'S SKYRIDGE, ASSESSOR'S PLAT

Tax Parcel Number(s): P69766 / 4021-000-022-0001,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 24, 2023

Andrea Monroe
Andrea Monroe

Bill Monroe
Bill Monroe

State of Washington

County of Skagit

This record was acknowledged before me on July 24, 2023 by Andrea Monroe and Bill Monroe.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

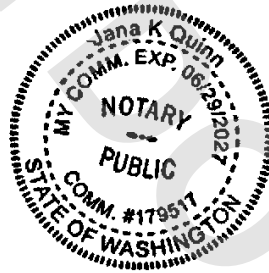


EXHIBIT "A"
Legal Description

LOT 22, STOCKFLETH'S SKYRIDGE, ASSESSOR'S PLAT, ACCORDING TO THE PLAT THEREOF
RECORDED IN
VOLUME 9 OF PLATS, PAGE 42, RECORDS OF SKAGIT COUNTY, WASHINGTON;
EXCEPT THE WEST 30 FEET THEREOF.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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, together with necessary appurtenances
Recording Date: December 23, 1943
Recording No.: 368018
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: Public Utility District No. 1 of Skagit County
Purpose: Water pipe or pipes, line or lines
Recording Date: August 20, 1956
Recording No.: 540242
Affects: Portion of said premises

3. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: April 20, 1962
Auditor's No.: 620574, records of Skagit County, Washington
Executed By: F.H. Stockfleth and Laufey Stockfleth, husband and wife
As Follows:
Restrictions, reservations, and covenants deemed to be a part of a general plan by reason of their insertion in deeds of record in the East Half of the Northeast Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, as follows:
That the aforescribed premises shall not be used for any commercial, industrial, or business use or purpose.
That no more than a single family dwelling unit shall be erected, placed or constructed upon said described lots together with the usual, normal, and matching outbuildings.
That improvements costing not less than \$10,000.00 shall be placed and erected upon said lots within a period of one year after the commencement of construction.
That an adequate supply of power, electricity, and water shall be made available to the property lines by the owners within a reasonable period of time. The purchasers agree that should underground service be desired that any and all necessary electric cable shall be furnished by them. That any connection or hook-up charge of the

EXHIBIT "B"**Exceptions
(continued)**

power company or the public utility district shall be borne and paid by the purchasers.

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 the Plat of Stockfleth's Skyridge Assessor's Plat: Recording No: 702986
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 Survey: Recording No: 200505110067
6. 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: April 27, 2007 Recording No.: 200704270117
7. Skagit County Right-to-Manage Natural Resource Lands Disclosure Recording Date: March 19, 2015 Recording No.: 201503190034
8. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit

EXHIBIT "B"

**Exceptions
(continued)**

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."

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