

202404190064

04/19/2024 03:51 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240327

Apr 19 2024

Amount Paid \$10968.20
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:
Terrance L Heupel and Betty J Heupe
2401 Kylee Court
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Chicago Title
620055999

Escrow No.: 620055999

STATUTORY WARRANTY DEED

THE GRANTOR(S) Heidi Serena Weinschrott, who acquired title as Heidi W. Yantz, an unmarried person and Daniel J. Yantz, 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 Terrance L Heupel and Betty J Heupel, a married couple

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

LOT 28, PLAT OF SKAGIT VIEW ESTATES, RECORDED NOVEMBER 15, 2002, UNDER RECORDING NO. 200211150098, 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): P119841 / 4805-000-028-0000

Subject to:

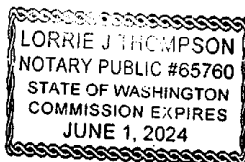
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: April 9, 2024

Heidi Serena Weinschrott
Heidi Serena Weinschrott

Daniel J. Yantz
Daniel J. Yantz



State of Washington
County of Skagit
This record was acknowledged before me on 4-12-2024 by Heidi Serena Weinschrott.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2024

State of Washington
County of Skagit
This record was acknowledged before me on 4-12-2024 by Daniel J. Yantz.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2024

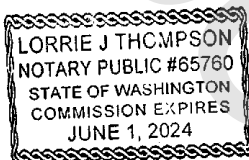


EXHIBIT "A"
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:
Recording No.: 67911
Recording No.: 67912
2. Reservations and recitals contained in the Deed as set forth below:
Recording Date: November 25, 1933
Recording No.: 259092
Regarding: Drainage ditch
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Ingress, egress and utilities
Recording Date: April 13, 1965
Recording No.: 666097
4. Special Use Permit for a storm water detention pond and the terms and conditions thereof:
Recording Date: August 12, 1996
Recording No.: 9608120096
5. Utility and Access Easement Agreement and the terms and conditions thereof:
Recording Date: March 12, 1997
Recording No.: 9703120087
6. City of Mount Vernon Annexation for Agreement and the terms and conditions thereof:
Recording Date: March 12, 1997
Recording No.: 9703120088
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Skagit View Estates:
Recording No: 200211150098
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,

EXHIBIT "A"
Exceptions
(continued)

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: November 14, 2002
Recording No.: 200211140201

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington Corporation
Purpose: Electric transmission and/or distribution line
Recording Date: March 19, 2002
Recording No.: 200203190104

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Utilities
Recording Date: December 5, 2003
Recording No.: 200312050149

11. 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."

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 the City of Mount Vernon.
14. City, county or local improvement district assessments, if any.