

When recorded return to:
Lazia Van Wieringen and Aaron Van Wieringen
2016 Ponderosa Court
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241199
Jul 02 2024
Amount Paid \$6404.20
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620056285

Escrow No.: 620056285

STATUTORY WARRANTY DEED

THE GRANTOR(S) Danielle Priola, an unmarried person, as her separate estate and Richard Alan Lemieux, who acquired title as Richard Allen Lemieux, and Sherrie M. Lemieux, a married couple for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Lazia Van Wieringen and Aaron Van Wieringen, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 29, "PLAT OF TJ TOWNHOUSES", AS RECORDED NOVEMBER 30, 2000 UNDER SKAGIT AUDITOR'S FILE NO. 200011300053, 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): P117616 / 4769-000-029-0000

Subject to:

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

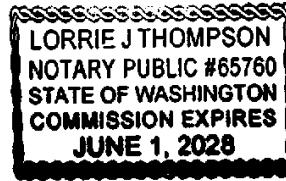
STATUTORY WARRANTY DEED
(continued)

Dated: 06-27-24

[Signature]
Danielle Priola

[Signature]
Richard Alan Lemieux

[Signature]
Sherrie M. Lemieux



State of WASHINGTON
County of SKAGIT

This record was acknowledged before me on June 27, 2024 by Danielle Priola.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2028

State of WASHINGTON
County of SKAGIT

This record was acknowledged before me on June 27, 2024 by Richard Alan Lemieux, who acquired title as Richard Allen Lemieux and Sherrie M. Lemieux.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2028

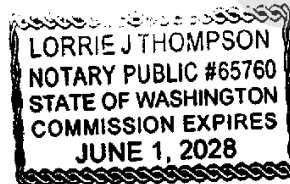


EXHIBIT "A"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed
Grantor: The State of Washington
Recording No.: 67757

The Company makes no representations about the present ownership of these reserved and excepted interests.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Continental Telephone Co. of the Northwest, a Washington corporation, its successors and assigns
Purpose: Communication circuits and underground conduits
Recording Date: July 22, 1977
Recording No.: 861138
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 Power & Light Company, a Washington corporation
Purpose: Underground electric system
Recording Date: November 5, 1985
Recording No.: 8511050076
Affects: Portion of said premises

The above mentioned easement is a re-recording of the instrument recorded under Recording No. 8510170069
4. 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, a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 2, 1986
Recording No.: 8607020048
Affects: Portion of said premises
5. Ordinance No. 2394-A and the terms and conditions thereof:

Recording Date: September 13, 1990
Recording No.: 9009130055

EXHIBIT "A"**Exceptions
(continued)**

6. Ordinance No. 2394 and the terms and conditions thereof:
- Recording Date: March 2, 1999
Recording No.: 9903020122
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Purpose: Water pipeline
Recording Date: January 27, 2000
Recording No.: 200001270030
Affects: Portion of said premises
8. 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, together with necessary appurtenances
Recording Date: September 12, 2000
Recording No.: 200009120116
Affects: Portion of said premises
9. 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: September 12, 2000
Recording No.: 200009120118
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: March 27, 2001
Recording No.: 200103270101
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: October 30, 2001
Recording No.: 200110300103

EXHIBIT "A"**Exceptions
(continued)**

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 8, 2003
Recording No.: 200305080235

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 31, 2003
Recording No.: 200307310168

10. 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 TJ Townhouses:

Recording No: 200011300053

11. Notice and the terms and conditions thereof:

Recording Date: April 25, 2002
Recording No.: 200204250057

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

Granted to: The Great American Dream dba Landmark Building and Development
Purpose: Drainage
Recording Date: October 16, 2003
Recording No.: 200310160116
Affects: Portion of said premises

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

14. 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

EXHIBIT "A"Exceptions
(continued)

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."

15. Assessments, if any, levied by Mt Vernon.
16. City, county or local improvement district assessments, if any.