

When recorded return to:
Alan Robert Brooks
7627 Logsdon Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241483
Jul 23 2024
Amount Paid \$7445.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056294

CHICAGO TITLE
620056294

STATUTORY WARRANTY DEED

THE GRANTOR(S) Loren A. Lene and Rosalind C. Lene, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Alan Robert Brooks, an unmarried person and Jessica Marie Lindsay, 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. 4, SP PL05-0122, PTN EAGLE HILL

Tax Parcel Number(s): P108404 / 4660-000-004-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6-17-24

Loren A. Lene
Loren A. Lene

Rosalind C. Lene
Rosalind C. Lene

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on June 17 2024 by Loren A. Lene and Rosalind C. Lene.

Lorrie J. Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

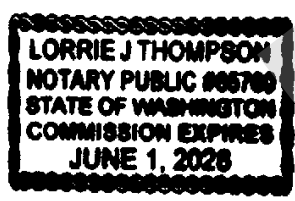


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P108404 / 4660-000-004-0000

LOT 4, "PLAT OF EAGLE HILL," AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 67 AND 68, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT THAT PORTION OF SAID LOT 4 CONVEYED TO GEORGE J. THEODORATUS AND LOIS M. THEODONTUS BY QUIT CLAIM DEED RECORDED JANUARY 2, 1996, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9601020107, FOR BOUNDARY ADJUSTMENT PURPOSES.

TOGETHER WITH A 30 FOOT EASEMENT FOR ACCESS AND UTILITIES ACROSS THE SOUTHWESTERLY PORTION OF LOT 3 OF SAID "PLAT OF EAGLE HILL," AND AS DELINEATED ON THE FACE OF SAID PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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: WM. H. Kimball, David N. Richardson and Charles Blair, Trustees for the stockholders of the Sound Timber Company
Recording No.: 435450

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County
Recording Date: August 16, 1924
Recording No.: 177922
Affects: Said premises

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

Granted to: City of Seattle
Purpose: electric transmission and or distribution line, together with necessary appurtenances
Recording Date: September 5, 1949
Recording No.: 435450
Affects: exact location and extent of easement is undisclosed of record

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

Purpose: ingress, egress and utilities
Recording Date: September 3, 1991
Recording No.: 9109030094
Affects: Westerly 30 feet

5. 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 Plat of Eagle Hill:

Recording No: 9508230097

6. Fact Entry of Order and the terms and conditions thereof:

EXHIBIT "B"

Exceptions
(continued)

Recording Date: April 25, 1995
Recording No.: 9504250017

7. 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 Short Plat No. 91-104:

Recording No: 9410120004

8. Declaration of Covenant of Well Protection and the terms and conditions thereof:

Recording Date: June 11, 1996
Recording No.: 9606110022

9. 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 Snohomish County
Purpose: Water, Sewer and Communication Lines
Recording Date: April 29, 2003
Recording No.: 200304290012
Affects: Said premises

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

Granted to: Puget Sound Power & Light Company
Purpose: underground electric system
Recording Date: August 8, 1994
Recording No.: 9408080065

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

Purpose: Ingress, Egress and Road Purposes
Recording Date: July 19, 2001
Recording No.: 200107190094
Affects: Said premises

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

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

Granted to: Puget Sound Power and Light Company
 Purpose: underground electric system
 Recording Date: April 8, 1996
 Recording No.: 9604080111
 Affects: portion of said premises

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

Purpose: The right to locate a water reservoir for the purpose of installing, constructing and maintaining water lines and right to ingress and egress
 Recording Date: April 21, 1997
 Recording No.: 9704210106

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

Granted to: James A. Cook Jr. and Terri E. Cook, husband and wife
 Purpose: utilities
 Recording Date: April 27, 2004
 Recording No.: 200404270021

15. Mitigation Plan public Water System Wellhead Protection Area and the terms and conditions thereof:

Recording Date: March 29, 2005
 Recording No.: 200503290006

16. Title Notification-Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: March 29, 2005
 Recording No.: 200503290007

17. 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 Short Plat No. PL05-0122:

Recording No: 200508230121

18. Plat of Lot of Record Certification and the terms and conditions thereof:

Recording Date: August 23, 2005

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

Recording No.: 200508230122

19. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Energy, Inc., a Washington Corporation
 Purpose: transmission, distribution and sale of electricity
 Recording Date: January 16, 2007
 Recording No: 200701160144
 Affects: as described in said premises
20. Protected Critical Area Site Plan and the terms and conditions thereof:
- Recording Date: March 12, 2009
 Recording No.: 200903120083
21. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
22. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
23. 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."

EXHIBIT "B"
Exceptions
(continued)

24. City, county or local improvement district assessments, if any.