

202408200021

08/20/2024 09:39 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Kandis L. Mueller and Matthew Lee Mueller
1220 North 12th Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241828
Aug 20 2024
Amount Paid \$7725.00
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
620056379

Escrow No.: 620056379

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jessica Phyllis Peterson, an unmarried person as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Matthew Lee Mueller and Kandis L. Mueller, a married couple :

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 25, KULSHAN RIDGE P.U.D., ACCORDING TO THE PLAT THEREOF, RECORDED
OCTOBER 9, 2003, UNDER AUDITOR'S FILE NO. 200310090064, 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): P120905 / 4824-000-025-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 13 2024

Jessica Phyllis Peterson
Jessica Phyllis Peterson

State of Washington
County of Skagit

This record was acknowledged before me on August 13, 2024 by Jessica Phyllis Peterson.

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

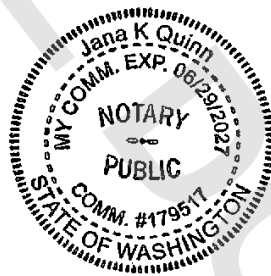


EXHIBIT "A"
Exceptions

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: Charles T. Swett and Beryl Swett, husband and wife
Recording Date: March 1, 1946
Recording No.: 388909

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: City of Mount Vernon, Washington, a municipal corporation of Skagit County, State of Washington
Purpose: The right to lay, maintain, operate, relay and remove at any time a sewer pipe or line, for the transportation of sewage, and if necessary to erect, maintain, operate and remove said line, with right of ingress and egress to and from the same, on, over and through a tract of land (subject property)
Recording Date: September 27, 1962
Recording No.: 626799
Affects: The South 10 feet of the East 210 feet

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

In favor of: The City of Mount Vernon, Washington
Purpose: City of construct, or cause to be constructed, maintain, replace, reconstruct, and remove storm sewer and drainage facilities, with all appurtenances incident thereto
Recording Date: March 4, 1996
Recording No.: 9603040076
Affects: Portion of subject property

4. 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: Utility systems for purposes of transmission, distribution and sale of gas and electricity
Recording Date: January 21, 2003
Recording No.: 200301210215
Affects: Portion of said premises

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

EXHIBIT "A"Exceptions
(continued)

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 Kulshan Ridge P.U.D.:

Recording No: 200310090064

Modification(s) of said Plat Map:

Recording Date: December 8, 2003

Recording No.: 200312080151

6. 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: October 9, 2003

Recording No.: 200310090065

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 31, 2003

Recording No.: 200310310181

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 17, 2006

Recording No.: 200601170153

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. 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."

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