

When recorded return to:
Ryan M Davis and Lizbeth Davis
1817 East Fairhaven Avenue
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241936
Aug 28 2024
Amount Paid \$9117.00
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.: 620056936

CHICAGO TITLE

620056936

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew Hershberger and Carmen Hershberger, 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 Ryan M Davis and Lizbeth Davis, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 7B, PLAT OF FAIRGARDEN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7,
2005 UNDER RECORDING NO. 200507070039, 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): P123053/4864-000-002-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: Aug 27, 2024

Matthew Hershberger
Matthew Hershberger

Carmen Hershberger
Carmen Hershberger

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on August 27, 2024 by Matthew Hershberger and Carmen Hershberger.

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

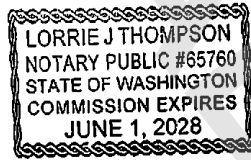


EXHIBIT "A"
Exceptions

1. Agreement, including the terms and conditions thereof:
By: Larry J. Halford
And Between: Skagit County
Recorded: May 25, 1990
Recording No.: 9005250042
Providing: On-site sewage system status
2. Agreement, including the terms and conditions thereof:
By: Larry J. Halford
And Between: Skagit County
Recorded: June 18, 1990
Recording No.: 9006180012
Providing: On-site sewage system status
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 16, 1993
Recording No.: 9306160098
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
4. Agreement, including the terms and conditions thereof:
By: Charles Barnum
And Between: Kevin Bell and Roxanne Robertson
Recorded: October 1, 2002
Recording No.: 200210010020
Providing: Property line agreement
5. Agreement, including the terms and conditions thereof:
By: Kelly Ellen Moss
And Between: Charles Barnum
Recorded: October 1, 2002
Recording No.: 200210010023
Providing: Property line agreement
6. 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. BU-3-04:

EXHIBIT "A"
Exceptions
(continued)

Recording No: 200411090110

7. 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: November 23, 2005
Recording No.: 200511230127

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: November 23, 2005
Recording No.: 200511230127
Imposed By: The Fairgarden LLC

9. 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 Plat of Fairgarden:

Recording No: 200507070039

10. 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,

EXHIBIT "A"
Exceptions
(continued)

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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by City of Burlington.
13. City, county or local improvement district assessments, if any.