

When recorded return to:
Dennis M. Day and Terri L. Day
2212 Noble Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242475
Oct 09 2024
Amount Paid \$10094.22
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE
620057270

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057270

STATUTORY WARRANTY DEED

THE GRANTOR(S) Suzan Wong Swint, Trustee of The Suzi Wong Swint Trust, dated October 9, 2023
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Dennis M. Day and Terri L. Day, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 39, BIG FIR NORTH P.U.D. PHASE 1, ACCORDING TO THE PLAT THEREOF,
RECORDED MARCH 23, 2007, UNDER AUDITOR'S FILE NO. 200703230073, 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): P126022 / 4922-000-039-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: OCT 4, 2024

The Suzi Wong Swint Trust, dated October 9, 2023

BY: Suzan Wong Swint
Suzan Wong Swint
Trustee

State of Washington

County of SKagit

This record was acknowledged before me on October 4, 2024 by Suzan Wong Swint as Trustee of The Suzi Wong Swint Trust, dated October 9, 2023.

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. 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
Purpose: Electric transmission and/or distribution line
Recording Date: December 29, 1978
Recording No.: 893941
Affects: Portion of said premises
2. 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
Purpose: Drainage facilities and appurtenances
Recording Date: January 15, 1980
Recording No.: 8001150014
Recording No.: 8001150015
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 Energy, Inc
Purpose: Electric transmission and/or distribution line
Recording Date: August 28, 2006
Recording No.: 200608280130
Affects: Portion of said premises
4. Notice Model Homes and the terms and conditions thereof:
Recording Date: November 30, 2006
Recording No.: 200611300131
5. 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: February 15, 2007
Recording No.: 200702150078
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

EXHIBIT "A"

Exceptions
(continued)

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 Big Fir North P.U.D. - Phase 1:

Recording No: 200703230073

7. Covenants, conditions and restrictions 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: March 23, 2007
Recording No.: 200703230074

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 29, 2014
Recording No.: 201405290037

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 29, 2014
Recording No.: 201405290038

8. 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.
9. Assessments, if any, levied by Big Fir Community Association.
10. Assessments, if any, levied by Mt Vernon.
11. City, county or local improvement district assessments, if any.