

202410250064

10/25/2024 03:00 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Andrew R Whisonant
24249 Feather Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242712
Oct 25 2024
Amount Paid \$7765.00
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

Escrow No.: 620056879

CHICAGO TITLE CO.

620056879

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cody Apple and Annissa Apple, 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 Andrew R Whisonant, and Hope E Geil, both unmarried

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 45, "EAGLE VALLEY P.U.D.," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS,
PAGES 181 THROUGH 183, 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): P106938 / 4632-000-045-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10-22-24

Cody Apple
Cody Apple

Annissa Apple

State of _____
County of _____

This record was acknowledged before me on _____ by Annissa Apple.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

State of Washington
County of Skaagit

This record was acknowledged before me on October 22, 2024 by Cody Apple.

Marina T Ball
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: April 16, 2028



STATUTORY WARRANTY DEED
(continued)

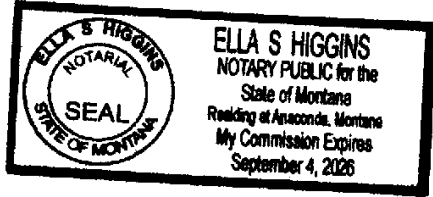
Dated: 10/22/2024

Cody Apple
Annissa Apple
Annissa Apple

State of Montana
County of Deer Lodge

This record was acknowledged before me on Oct 22, 2024 by Annissa Apple.

ELLA S HIGGINS
(Signature of Notary public)
Notary Public in and for the State of Montana
My commission expires: 9-9-2026



State of _____
County of _____

This record was acknowledged before me on _____ by Cody Apple.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: September 19, 1956
 Recording No.: 541748, records of Skagit County, Washington
 In favor of: Pacific Northwest Pipeline Corporation, a Delaware corporation
 For: Construct, maintain, etc. a pipeline
 Affects: A 75-foot strip of land, the exact location of which is not disclosed on the record

2. 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. 12-88:

 Recording No: 8812210004

3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: November 12, 1973
 Recording No.: 793250, records of Skagit County, Washington
 In favor of: United States of America
 For: Road purposes
 Affects: A 20-foot strip of land

 Note: Exact location and extent of easement is undisclosed of record.

4. 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 EAGLE VALLEY P.U.D.:

 Recording No: 9407210001

5. 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: August 8, 1990
 Recording No.: 9008080053

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

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

Recorded: July 21, 1994
 Recording No.: 9407210002, records of Skagit County, Washington
 Executed By: Kendall D. Gentry and Nancy F. Gentry

AMENDED by instrument(s):

Recorded: November 14, 1997
 Recording No.: 9711140045, records of Skagit County, Washington

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

Recorded: July 28, 1994
 Auditor's No.: 9407280080, records of Skagit County, Washington
 Executed By: Patti Hein, as her separate property, and Jerry E. Hein and Patricia C. Hein, husband and Patti Jo Hein, as personal representative of the estate of Rudolph Hein a/k/a Rudy Hein deceased under County Cause No. 92-4-00095-4
 As Follows: Grantor reserves any right, title, and interest to overages or refund deposits from Puget Power for future family residences utilizing permanent electric service within the first five years. Grantee agrees to keep grantor informed of each new hook-up which is completed within the property herein described
 Affects: Said premises and other property

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

Recorded: July 21, 1994
 Recording No.: 9407210002, records of Skagit County, Washington
 Imposed By: Kendall D Gentry and Nancy F. Gentry

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

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

EXHIBIT "A"Exceptions
(continued)

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."

11. Note: Manufactured Home Title Elimination Application recorded under Recording No. 9507170110 recites that a manufactured (mobile) home is, or is being affixed to the Land.
12. City, county or local improvement district assessments, if any.