



When recorded return to:

Nicole K. Parkes
21229 State Route 20
Sedro Woolley, WA 98284

Filed for Record at Request of
Attorney's Title Of Washington, Inc.
Escrow Number: TC1-40609

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

150836-S

THE GRANTOR Thea Arlette Forst, formerly known as Thea Arlette Johnson, a married person as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nicole K. Parkes, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 11, Blk 3, Lamm's Panorama View Lots.

SITUATE IN THE CITY OF SEDRO WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AS ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED
HEREIN

Tax Parcel Number(s): 3965-003-011-0016 / P67800

"Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price of greater than \$(150,000.00) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

Dated April 13, 2016

Thea Arlette Forst
Thea Arlette Forst

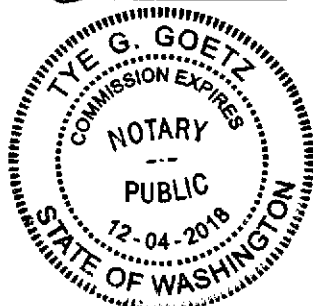
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161366
APR 15 2016

Amount Paid \$ 2230.⁰⁰
Skagit Co. Treasurer
By HTB Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Thea Arlette Forst
is are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: APRIL 13TH 2016



Notary Public in and for the State of WASHINGTON
Residing at TACOMA
My appointment expires: DEC-4-2018

EXHIBIT A

Lot 11, Block 3, "LAMM'S PANORAMA VIEW LOTS," as per plat recorded in Volume 7 of Plats, page 39, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

Mineral reservations as contained in Deed through which title is claimed from W. M. Lindsay and Emma S. Lindsay, his wife, dated March 18, 1902 and recorded March 22, 1902, in Volume 44 of Deeds, page 412.

Said mineral rights are now owned by Skagit County.

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: June 14, 1955
Recorded: June 14, 1955
Auditor's No.: 519356
Executed By: E. S. Lamm

AMENDED DECLARATION OF PROTECTIVE RESTRICTIONS, AMENDING PARAGRAPH NO. 7 OF RESTRICTIONS SHOWN ABOVE:

Dated: May 11, 1956
Recorded: May 11, 1956
Auditor's No.: 535987
As Follows:

"All individual sewage disposal systems shall meet Federal Housing Administration requirements."

AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Water pipe line with the right to lay, maintain and operate said line and to enter upon said property for such purposes
In Favor Of: Public Utility District No. 1 of Skagit County
Recorded: June 7, 1955
Auditor's No.: 518996
Affects: The South 20 feet of the subject property

AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Pipe line right of way, together with the right of ingress and egress
In Favor Of: Cascade Natural Gas Corporation
Recorded: April 6, 1967
Auditor's No.: 697078
Affects: 5 feet along the South line of the subject property