

When recorded return to:

Neathan S.D. Devero and Brook L. Devero
125 Dallas Street
Mount Vernon, WA 98274



201607190136

Skagit County Auditor

\$76.00

7/19/2016 Page

1 of

4 2:00PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620027879

CHICAGO TITLE

620027879

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian S. Isakson and Kristin M. Isakson, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Neathan S.D. Devero and Brook L. Devero, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

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

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 2 SKAGIT COUNTY SHORT PLAT NO. PL08-0099 Tax/Map ID(s):

Tax Parcel Number(s): P128581 340519-3-002-0400, P128580 / 340519-3-002-0400,

Subject to: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 12, 2016

Brian S. Isakson

Kristin M. Isakson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163037

JUL 19 2016

Amount Paid \$ 1909.60

Skagit Co. Treasurer

By *John* Deputy

State of Washington

KAF
County of SKAGIT

I certify that I know or have satisfactory evidence that

Brian S. Isakson and Kristin M. Isakson

is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: July 13, 2016

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

EXHIBIT "A"
Legal Description

³
For APN/Parcel ID(s): P128581 340519-3-002-0400 and P128580 / 340519-3-002-0400

PARCEL A:

Lot 2, SKAGIT COUNTY SHORT PLAT NO. PL08-0099, approved and recorded May 12, 2009 under Auditor's File No. 200905120107, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities 40 feet in width, over, under and across a portion of the North 40 feet of Tract 3, as delineated on GUNDERSON MEADOWS TWENTY ACRE TRACTS, as recorded in Volume 4 of Surveys, pages 80 and 81, under Auditor's File No. 8302090038, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL C:

A non-exclusive easement for ingress, egress and utilities as delineated across the West 30 feet of Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL08-0099, approved and recorded May 12, 2009 under Auditor's File No. 200905120107, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 GUNDERSON MEADOWS:

Recording No.: 8302090038

2. Joint Road Maintenance Agreement and the terms and conditions thereof

Recording Date: July 9, 2004

Recording No.: 200407090081

3. Lot of Record Certification and the terms and conditions thereof

Recording Date: April 14, 2008

Recording No.: 200804140237

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 SKAGIT COUNTY SHORT PLAT NO. PL08-0099:

Recording No.: 200905120107

5. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: May 12, 2009

Recording No.: 200905120108

6. Protected Critical Area Easement Agreement and the terms and conditions thereof

Recording Date: May 12, 2009

Recording No.: 200905120109

7. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: April 27, 1971

Recording No.: 751841

Continuance:

Recording Date: July 1, 2004

Recording No.: 200407010145

Removal of portion of the above

Recorded: July 23, 2008

Recording No.: 200807230077

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

EXHIBIT "B"

Exceptions (continued)

8. The Land has been classified as Open Space Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: December 29, 2008
Recording No.: 200812290099

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

9. City, county or local improvement district assessments, if any.