

When recorded return to:
Tony Taxdahl and Sophia Taxdahl
8159 Avery Lane
Sedro Woolley, WA 98284



Skagit County Auditor \$77.00
5/31/2017 Page 1 of 5 4:04PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030775

CHICAGO TITLE
620030775

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dan H. Noggle and Ann L. Noggle, as Trustees of The Noggle Revocable Living Trust u/a January 4, 1996

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Tony Taxdahl and Sophia Taxdahl, husband and wife

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

PARCEL A:

Lot 6, PLAT OF AVERY LANE, according to the Plat thereof recorded in Volume 17 of Plats, pages 62 through 64, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

An easement for road and utilities, over and across Tract "A" (Corporate Road) and Avery Lane as shown on the face of Plat of Avery Lane, according to the Plat thereof recorded in Volume 17 of Plats, Pages 62 through 64, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P114997 / 4731-000-006-0000

2017 2402
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 31 2017

Amount Paid \$ 2123.20
By *MF* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: May 4, 2017

Noggle Revocable Living Trust

BY: Dan H. Noggle
Dan H. Noggle
Trustee

BY: Ann L. Noggle
Ann L. Noggle
Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dan H. Noggle and Ann L. Noggle are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee, respectively, of Noggle Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 4, 2017

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"

Exceptions

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 **SHORT PLAT NO. 93-020:**

Recording No: 9307130013

2. 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 **PLAT OF AVERY LANE:**

Recording No: 9905110004

3. Exceptions and reservations as contained in instrument;
Recorded: June 22, 1946
Auditor's No.: 393184, records of Skagit County, Washington
Executed By: Pope & Talbot, Inc.
As Follows: Subject, however, to reservations, if any, in Government grants and subject further to all easements, rights of way and privileges which have been heretofore sold or granted to or condemned or acquired by any municipality, person, firm, corporation or the public
4. Exceptions and reservations as contained in instrument;
Recorded: November 30, 1943
Auditor's No.: 367486, records of Skagit County, Washington
Executed By: Pope & Talbot, Inc.
As Follows: Subject, however, to reservations, if any, in government grants and subject further to all easements, rights of way and privileges which have been heretofore sold, or granted to or condemned or acquired by any municipality, person, firm, corporation or the public
5. Certificate of Incorporation to Avery Lane Community Association including the terms, covenants and provisions thereof

EXHIBIT "A"

Exceptions
(continued)

Recording Date: February 8, 1996
Recording No.: 9602080032

6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: October 22, 1985
Auditor's No(s): 8510220045, records of Skagit County, Washington

7. Covenants, conditions, easements and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: May 11, 1999
Auditor's No(s): 9905110005, records of Skagit County, Washington
Executed By: Avery Lane P.U.D. Community Association

Amended by instrument(s):
Recorded: May 12, 1999 and March 14, 2000
Auditor's No(s): 9905120057 and 200003140042, records of Skagit County, Washington

8. Covenants, conditions, easements and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: May 11, 1999
Auditor's No(s): 9905110006, records of Skagit County, Washington
Executed By: Avery Lane P.U.D. Community Association

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 31, 2008
Recording No.: 200807180138

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s):
Recorded: May 11, 1999
Auditor's No(s): 9905110006, records of Skagit County, Washington
Imposed By: Avery Lane P.U.D. Community Association

EXHIBIT "A"

Exceptions
(continued)

10. Agreement, including the terms and conditions thereof; entered into;
By: The developer of the Plat of Avery Lane
And Between: Each lot owner within the service area of Avery Lane Division No. II
Recorded: June 11, 2001
Auditor's No: 200106110144, records of Skagit County, Washington
Providing: Avery Lane Division II Water Users Agreement
11. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: April 30, 2001
Auditor's No(s): 200104300084, records of Skagit County, Washington
Executed By: Avery Lane Community Association
As Follows: Water System
- Amended by instrument(s):
Recorded: December 9, 2005
Auditor's No(s): 200512090129 and 200512290001, records of Skagit County, Washington
12. Terms, conditions, and restrictions of that instrument entitled Affidavit of Minor Correction of Survey;
Recorded: June 3, 1999
Auditor's No(s): 9906030050, records of Skagit County, Washington
13. City, county or local improvement district assessments, if any.
14. Assessments, dues and charges, if any, levied by Avery Lane P.U.D. Community Association.