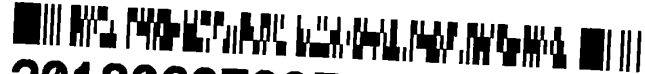


When recorded return to:
Jeffrey W Randell and Jennifer L Randell
22648 Chestnut Place
Mount Vernon, WA 98273



201806070050

06/07/2018 03:28 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034676

CHICAGO TITLE
620034676

STATUTORY WARRANTY DEED

THE GRANTOR(S) Benjamin Lazowski and Stacey Lazowski, 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 Jeffrey W Randell and Jennifer L Randell, husband and wife

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

Lot 2, BUCHANAN ACRES LONG CARD, according to the plat thereof, recorded November 20,
2006, under Auditor's File No. 200611200082, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P125669 / 4908-000-002-0000,

Subject to:

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

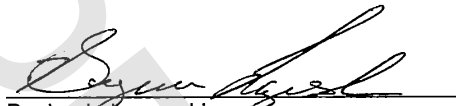
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 2448
JUN 07 2018

Amount Paid \$11,041.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: May 24, 2018



Benjamin Lazowski



Stacey Lazowski

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

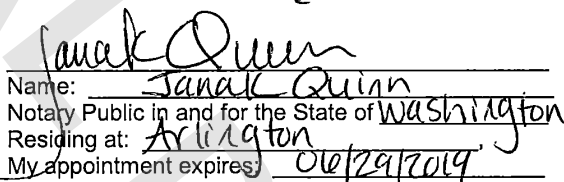
Benjamin Lazowski and Stacey Lazowski
is ~~are~~ the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/~~they~~) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: June 06 2018
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: January 25, 1961
 Auditor's No(s): 603452, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light Company
 For: Anchors and Guy Wires

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: April 19, 1982
 Auditor's No(s): 8204190056, records of Skagit County, Washington
 In favor of: Charles Boon and Jeannie Boon, husband and wife
 For: Underground water and utilities

Said easement further provides that the servient tenant or his successors in interest reserves the right to relocate said easement.

Said instrument is a re-recording of instrument (s);
 Recorded: April 1, 1982
 Auditor's File No(s): 8204010001, records of Skagit County, Washington

3. Terms, conditions, and restrictions of that instrument entitled Covenants, conditions and restrictions contained in variance;
 Recorded: February 22, 1985
 Auditor's No(s): 8502220001, records of Skagit County, Washington

4. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: June 21, 1932
 Auditor's No(s): 251268, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: West line of the Southeast Quarter of the Southeast Quarter in Section 2

5. 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. 51-81:

6. Terms, conditions, and restrictions of that instrument entitled Setback Variance;
 Recorded: December 6, 1991
 Auditor's No(s): 9112050043, records of Skagit County, Washington

EXHIBIT "A"Exceptions
(continued)

7. Terms, conditions, and restrictions of that instrument entitled Order on Appeals AP01 0130 and AP 01 0131;
Recorded: June 7, 2001
Auditor's No(s): 200106070039, records of Skagit County, Washington
8. Terms, conditions, and restrictions of that instrument entitled Order on Special Use Request SU 00 0392;
Recorded: September 27, 2001
Auditor's No(s): 200109270121, records of Skagit County, Washington
9. 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: May 11, 2001
Auditor's No(s): 200105110087, records of Skagit County, Washington
Executed By: David and Donna Hudson
As Follows: The herein described property will be combined or aggregated with contiguous property owned by the grantee. This boundary line adjustment is not for the purpose of creating an additional building lot.
10. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 17, 1952
Auditor's No(s): 482038, records of Skagit County, Washington
In favor of: Andrew Lambert and Phyllis Lambert, husband and wife
For: A water pipeline
11. 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 BUCHANAN ACRES LONG CARD:

Recording No: 200611200082
12. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 19, 2006
Auditor's No(s): 200606190170, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

EXHIBIT "A"Exceptions
(continued)

13. Agreement, including the terms and conditions thereof; entered into;
By: Happy Face Farms, Inc.
And Between: Devries Homes
Recorded: June 21, 2007
Auditor's No.: 200706210076, records of Skagit County, Washington
Providing: Monitoring and maintenance of the on-site sewage treatment and disposal system
14. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: November 20, 2006
Auditor's No(s).: 200611200084, records of Skagit County, Washington
Executed By: Buchanan Acres, LLC
- AMENDED by instrument(s):
Recorded: February 26, 2007
Auditor's No(s).: 200702260012, records of Skagit County, Washington
15. Notice of On-Site Sewage System Maintenance Agreement Requirement including the terms, covenants and provisions thereof

Recording Date: April 21, 2010
Recording No.: 201004210068
16. City, county or local improvement district assessments, if any.
17. Liability to future assessments, if any, levied by HappyFace Farms, Inc for monitoring and maintenance fees for onsite sewage treatment and disposal system.
18. Dues, charges, and assessments, if any, levied by Maintenance Committee for Buchanan Acres.