

When recorded return to:
Erik Lee and Machell Lee
24529 Wiseman Lane
Mount Vernon, WA 98273



201808240070

08/24/2018 01:28 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035580

CHICAGO TITLE
620035580

STATUTORY WARRANTY DEED

THE GRANTOR(S) Heidi J Thomas, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Erik Lee and Machell Lee, a married couple

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

Lot 1, SKAGIT COUNTY SHORT PLAT NO. 99-0020, recorded November 30, 2001 under Auditor's File No. 200111300188, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northeast Quarter of Section 30, Township 34 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P118656 / 340530-1-007-0300,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20183759
AUG 24 2018

Amount Paid \$ 6769.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 22, 2018

Heidi J Thomas
Heidi J Thomas

State of WA.
County of Snohomish

I certify that I know or have satisfactory evidence that
Heidi J Thomas
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: August 23, 2018

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

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 99-0020:

Recording No: 200111300188
2. Title Notification of Development Activities adjacent to Designated Natural Resource Lands recorded March 11, 2003 under Auditor's File No. 200303110105 and March 4, 2003, under Auditor's File No. 200303040094.
3. Aerobic Treatments Service Agreement recorded February 24, 2003 under Auditor's File No. 200302240009.
4. Road Maintenance Agreement set forth under Auditor's File No. 200111300188 and 200111300189, copies of which are thereto attached.
5. Protected Critical Area Agreement recorded November 30, 2001 under Auditor's File No. 200111300191, affects tract A and B only.
6. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 28, 1952
Auditor's No.: Volume 248, page 728, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 5, 1985
Auditor's No.: 8511050074, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
8. Minerals reservations as disclosed by deed recorded December 22, 1971, under Auditor's File No. 762147, records of Skagit County, Washington.
9. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Auditor's No(s): 541537, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation
For: construct, maintain, inspect, operate, protect, repair, replace, alter or
remove a pipeline or pipelines

EXHIBIT "A"Exceptions
(continued)

10. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Auditor's No(s).: 586726, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation
For: operate pipeline
11. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 18, 2003
Auditor's No(s).: 200304180120, records of Skagit County, Washington
In favor of: Ingress, egress, road right of way and utilities
For: Delineated Wiseman Lane on face of said Short Plat
- Said easement contains, among other things, provisions for maintenance by the common users.
12. Agreement, including the terms and conditions thereof; entered into;
By: Fire Protection District No. 4
And Between: Morris and Nancy Wiseman
Recorded: August 23, 2004
Auditor's No. 200408230180, records of Skagit County, Washington
Providing: Setback Easement
13. Agreement, including the terms and conditions thereof; entered into;
By: Kevin Casey
And Between: Skagit County Health Department
Recorded: September 6, 2005
Auditor's No. 200509060170, records of Skagit County, Washington
Providing: Aerobic Treatment Unit Service
14. City, county or local improvement district assessments, if any.