


When recorded return to:
Carl A. Eklund and Ruth A. Eklund
P.O. Box 998
Kettle Falls, WA 99141


201901020010
01/02/2019 10:05 AM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036594

CHICAGO TITLE
020036594

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sally Johnson and Gordon Johnson, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Carl A. Eklund and Ruth A. Eklund, husband and wife

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): 6 AVERY LANE PUD


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

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019.2
JAN 02 2019

Amount Paid \$ 9572.50
By  Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 12, 2018

Sally Johnson
Sally Johnson
Gordon Johnson
Gordon Johnson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Sally Johnson and Gordon Johnson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 26 2018

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P114997 / 4731-000-006-0000

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

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 **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 "B"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 "B"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. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:
- "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such

EXHIBIT "B"

Exceptions
(continued)

incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

14. Plat Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: March 28, 2018
Recording No.: 201803280081
15. City, county or local improvement district assessments, if any.
16. Assessments, dues and charges, if any, levied by Avery Lane P.U.D. Community Association.