

When recorded return to:
Kyle B. Chinn and Abby L. Chinn
1309 North 43rd Place
Mount Vernon, WA 98273



201902150052

02/15/2019 01:53 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037182

CHICAGO TITLE

U20037182

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter Ellery and Kristie Ellery, 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 Kyle B. Chinn and Abby L. Chinn, a married couple

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

Lot 5, PLAT OF SPINNAKER COVE DIVISION NO. 2, according to the plat thereof recorded under
Auditor's File No. 200505180106, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P122901 / 4859-000-005-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019509

FEB 15 2019

Amount Paid \$ 8638.⁰⁰
Skagit Co. Treasurer
By *Wam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 12, 2019

Peter Ellery
Peter Ellery
Kristie Ellery
Kristie Ellery

State of CALIFORNIA
CONTRA COSTA COUNTY of CONTRA COSTA

I certify that I know or have satisfactory evidence that PETER ELLERY AND KRISTIE ELLERY
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: 2/13/2019

Laura Jan Damonte
Name: LAURA JAN DAMONTE
Notary Public in and for the State of CALIFORNIA
Residing at: WALNUT CREEK, CALIF.
My appointment expires: 7/29/2021

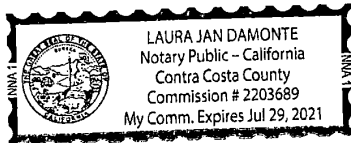


EXHIBIT "A"

Exceptions

1. Question of the true North line of Parcel A caused by the ambiguity as set forth therein.

The South line of Parcel A could be the South line of Auditor's File No. 664712, records of Skagit County, Washington, and its extensions or it could be the South line of Auditor's File No. 663818, records of Skagit County, Washington, and its extensions, or it could be fence line existing since January 31, 1966 on a line approximately 370 feet North of the South line of said subject division, or it could be same combination thereof. Hence, the Company is unwilling to state the location of the true North line of the subject property.
2. Provisions in the nature of covenants pertaining to wetlands contained in Deed recorded September 10, 1991, under Auditor's File No. 9109100095, records of Skagit County, Washington, particulars.
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 11, 1991
Auditor's No(s): 9110110103, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 7, 1961
Auditor's No(s): 608565, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipeline
Affects: The easement portion of the subject property
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 10, 1992
Auditor's No(s): 9212100100, records of Skagit County, Washington
In favor of: Richard D. Cejka, et ux
For: Ingress, egress and utilities
Affects: East 60 feet over and across Parcels 1 and 2 for the benefit of subject property
6. Implied easement, if any, for private ditch as disclosed by Deeds recorded under Auditor's File No. 554570 and 664712, records of Skagit County, Washington, on properties to the West of the subject property.
7. Easement, including the terms and conditions thereof, granted by instrument(s);

EXHIBIT "A"**Exceptions
(continued)**

Recorded: January 10, 2005
 Auditor's No(s): 200501100130, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: To construct, operate, maintain, utility systems, sale of electricity
 Affects: 10 foot wide portions of the subject property

8. Matters disclosed by the three unrecorded WJA P.S. Everett Job No. 89-1914, Surveys submitted with the application for title insurance under prior Order No. 58626. Said matters include, but are not limited to the following:

Mislocated fencelines

An Area of Boundary Confusion along the West line of Parcel A; Said Surveys show 2 possible locations of said line, plus a mislocated fenceline.

Utility lines and existing 20 foot wide driveway located within the easement.

9. 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 **SPINNAKER COVE DIVISION NO. 2:**

Recording No: 200505180106

10. Covenants, conditions, restrictions, assessments and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 18, 2005
 Recording No.: 200505180107

11. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Recording Date: May 18, 2005
 Recording No.: 200505180107

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

EXHIBIT "A"

Exceptions
(continued)

13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, dues and charges, if any, levied by Homeowners' Association of Spinnaker Cove, a Washington non-profit corporation.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 12, 2019
between Kyle B Chinn Abby L Chinn ("Buyer")
Buyer Buyer
and Peter Ellery Krisri Ellery ("Seller")
Seller Seller
concerning 1309 N 43rd Place Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that 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 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticated
Kyle B Chinn 01/12/2019
Buyer 2:37:14 PM PST Date

Authenticated
Abby L Chinn 01/12/2019
Buyer 2:39:42 PM PST Date

Authenticated
Peter Ellery 01/14/2019
Seller 2:58:52 PM PST Date

Authenticated
Krisri Ellery 01/14/2019
Seller 3:03:43 PM PST Date