

When recorded return to:
Shawn A. Day
PO Box 2084
Bothell, WA 98041

201903220098
03/22/2019 03:37 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.: 620037495

CHICAGO TITLE
620037495

STATUTORY WARRANTY DEED

THE GRANTOR(S) George Mckenna and Jessica Mckenna, 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 Shawn A. Day, a single person

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): 5 LONG CARD PL-01-0523 being ptn NE 36-34-4

Tax Parcel Number(s): P121373 / 8049-000-005-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191042

MAR 22 2019

Amount Paid \$7,125.00
Skagit Co. Treasurer
By *mdm* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: March 20, 2019



George Mckenna



Jessica Mckenna

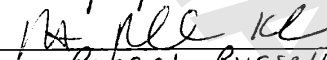
State of WASHINGTON

County of SKAGIT

WHATCOM RRK

I certify that I know or have satisfactory evidence that George Mckenna is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/21/19


 Name: Robert Russell Kihm
 Notary Public in and for the State of WA.
 Residing at: Bellingham
 My appointment expires: 08/31/2019

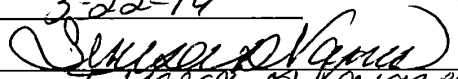
Notary Public
 State of Washington
 ROBERT RUSSELL KIHM
 My Appointment Expires Aug 31, 2019

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that Jessica Mckenna is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-22-19


 Name: Teresa D. Varnes
 Notary Public in and for the State of WA.
 Residing at: Camano Island
 My appointment expires: 5/29/19

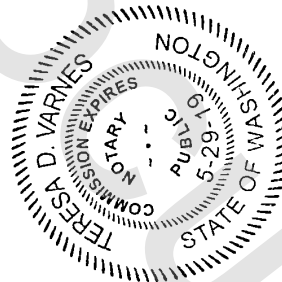


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P121373 / 8049-000-005-0000

Lot 5 of LONG CARD SHORT PLAT NO. PL-01-0523 as approved February 2, 2004, and recorded February 17, 2004, under Auditor's File No. 200402170199, records of Skagit County, Washington; being a portion of the Northeast Quarter of Section 36, Township 34 North, Range 4 East of the Willamette Meridian.

TOGETHER WITH an easement for ingress, egress and utilities across Tract A (Gaven Drive), as delineated on the face of Skagit County Short Plat No. PL-01-0523, as approved February 2, 2004, and recorded February 17, 2004, under Auditor's File No. 200402170199, records of Skagit County, Washington.

Situate in the County of Skagit, State of 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 Card No. PL-01-0523:

Recording No: 200402170199
2. Covenants, conditions, restrictions 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: February 17, 2004
Recording No.: 200402170201

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 3, 2005
Recording No.: 200503030127
3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as imposed by Declaration as set forth above, and any amendments thereto.
4. NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS:

Between: Greg and Dawnell Kreider and Skagit County
Recording Date: April 30, 1992
Recording No.: 9204030001
5. Developer Extension Agreement(s) and the terms and conditions thereof:

Recording No.: 200109140095
Recording No.: 200507260204
6. Low Flow Mitigation Summary and the terms and conditions thereof:

EXHIBIT "B"Exceptions
(continued)

Recording Date: October 19, 2001
Recording No.: 200110190042

7. Easement, including the terms and conditions thereof:

Recording Date: December 26, 2001
Recording No.: 200112260205
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line

8. Easement, including the terms and conditions thereof:

Recording Date: April 17, 2003
Recording No.: 200304170138
In favor of: Skagit County Sewer District No. 2
Regarding: Sewer purposes and the maintenance thereto

9. Easement, including the terms and conditions thereof:

Recording Date: April 25, 2003
Recording No.: 200304250212
In favor of: Skagit County Sewer District No. 2
Regarding: Sewer purposes and the maintenance thereto

10. Protected Critical Area Easement (PCA) and the terms and conditions thereof:

Recording Date: February 17, 2004
Recording No.: 200402170200

11. 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

EXHIBIT "B"Exceptions
(continued)

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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Sewer District No. 2.