

When recorded return to:
Kati Shannon and Elena Roppel
295 Lewis Place
Sedro Woolley, WA 98284



201907120121

07/12/2019 03:27 PM Pages: 1 of 7 Fees: \$107.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037071

CHICAGO TITLE
620037071

STATUTORY WARRANTY DEED

THE GRANTOR(S) Harbhajan K. Mangat and Khushdev S. Mangat, 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 Kati Shannon and Elena Roppel, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 6, AMENDED PLAT OF MANGAT ESTATES PL06-0442, recorded May 5, 2009 under
Auditor's File No. 200905050064, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P127895 / 4962-000-006-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2890

JUL 12 2019

Amount Paid \$ 9,350.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 5, 2019

Harbhajan K. Mangat
Harbhajan K. Mangat
Khushdev S. Mangat
Khushdev S. Mangat

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Harbhajan K. Mangat and Khushdev S. Mangat 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: July 8, 2019
Kelly K. Miller
Name: Kelly K. Miller
Notary Public in and for the State of WA
Residing at: Mount Vernon
My appointment expires: 9-9-2020

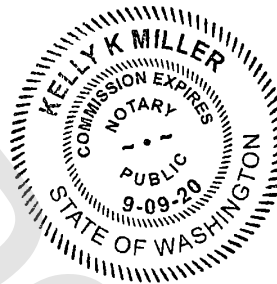


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 7, 1937
Recording No.: 289724
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: A perpetual easement and right to enter and erect, operate, maintain, repair, rebuild, and patrol one or more electric power transmission lines and appurtenant signal lines, poles, towers, wires, cables and appliances necessary in connection therewith
Recording Date: August 6, 1946
Recording No.: 394711
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Northwest Pipeline Corporation
Purpose: The right to select the route for and construct, maintain, inspect, operate, repair, replace, alter or remove a pipeline for the transportation of oil, gas and the products thereof
Recording Date: September 14, 1956
Recording No.: 541532

Said instrument was amended by instrument recorded January 16, 1970, under Auditor's File No. 735027.
4. Reservations contained in deed from the Northern Pacific Railroad Company dated April 26, 1961, recorded May 10, 1961, under Auditor's file No. 607435, as follows:

Reserving and excepting from said lands so much or such portions thereof as are or may be mineral lands or contain coal or iron and also the use and the right and title to the use of such surface grounds as may be necessary for mining operations, and the right of access to such reserved and excepting mineral lands, including lands containing coal or iron for the purpose of exploring, developing and working the same. (Affects a 100 foot strip within the Southwest Quarter)
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"Exceptions
(continued)

Granted to: United States of America
 Purpose: A perpetual easement and right to enter and erect, maintain, repair, rebuild, operate and patrol one or more line(s) of electric power transmission structures and appurtenant signal lines, including the right to erect such poles, transmission structures, wires, cables and appurtenances as are necessary thereto.
 Recording Date: September 26, 1963
 Recording No.: 641288

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
 Purpose: A permanent easement and right of way approximately 14 feet in width, with such additional widths as are necessary to provide for cuts, fills, and turnouts and for curves at the angle points.
 Recording Date: February 14, 1964
 Recording No.: 646696
 Affects: Over, along and across existing roads

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: El Paso Natural Gas Company
 Purpose: To construct, maintain and use a roadway
 Recording Date: April 28, 1971
 Recording No.: 751892

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: September 21, 1972
 Recording No.: 774289

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of Washington, acting by and through the Department of Natural Resources
 Purpose: For the purpose of construction, reconstruction, use and maintenance of a road or roads for the purpose of hauling forest products and other valuable materials from lands now owned or hereafter acquired by the State, and to

EXHIBIT "A"Exceptions
(continued)

provide access to said lands for land management and administrative activities.
 Recording Date: September 12, 1988
 Recording No.: 8809120005

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Northwest Pipeline Corporation
 Purpose: To locate, survey, construct, entrench, maintain, repair, replace, protect, inspect and operate a pipeline or pipelines, cathodic equipment and/or appurtenances which may be constructed on or above the surface including but not limited to vales and metering equipment; electrical and/or communications, cable, underground conduit, splicing boxes; and road ("facilities") which may be over, under and through the land
 Recording Date: May 23, 2002
 Recording No.: 200205230073

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Northwest Pipeline Corporation
 Purpose: To locate, survey, construct, entrench, maintain, repair, replace, protect, inspect and operate a pipeline or pipelines, cathodic equipment and/or appurtenances which may be constructed on or above the surface including but not limited to vales and metering equipment; electrical and/or communications, cable, underground conduit, splicing boxes; and road ("facilities") which may be over, under and through the land
 Recording Date: May 23, 2002
 Recording No.: 200205230074

12. Memorandum of Timber Sale Agreement and the terms and conditions thereof:

Recording Date: May 23, 2002
 Recording No.: 200205230076
 Affects: Northeast Quarter of the Southwest Quarter

13. Lot Certification and the terms and conditions thereof:

Recording Date: October 14, 2005
 Recording No.: 200510140015
 Affects: Underlying property and said premises

14. Order on Preliminary Plat PL06-0442 and the terms and conditions thereof:

Recording Date: October 4, 2007
 Recording No.: 200710040117

EXHIBIT "A"Exceptions
(continued)

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 10, 2008
Recording No.: 200803100206
16. Plat Lot of Record Certification and the terms and conditions thereof:
- Recording Date: July 23, 2008
Recording No.: 200807230070
17. Protected Critical Area Easement and the terms and conditions thereof:
- Recording Date: July 23, 2008
Recording No.: 200807230071
18. Protected Critical Area Easement and the terms and conditions thereof:
- Recording Date: May 5, 2009
Recording No.: 200905050065
19. Deed of Natural Resource Land Easement and terms and conditions thereof:
- Recording Date: May 5, 2009
Recording No.: 200905050066
20. 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 PLAT AMENDMENT OF MANGAT ESTATES PL06-0442:
Recording No: 200905050064
Said plat is an amendment of PLAT OF MANGAT ESTATES PL06-0442, recorded July 23, 2008 under Auditor's File No. 200807230069.

EXHIBIT "A"Exceptions
(continued)

21. Covenants, conditions and restrictions 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 25, 2018
Recording No.: 201805250088

22. 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."

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