



201907120130

07/12/2019 03:43 PM Pages: 1 of 4 Fees: \$104.50  
Skagit County Auditor

**When recorded return to:**

Matthew K Clausen and Jamie L. Clausen  
2506 North 34th Place  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038638

**CHICAGO TITLE**  
020038638

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Myrna Louise Hoyle Personal Representative of The Estate of Roy Rodger Lee deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jamie L. Clausen and Matthew K. Clausen, a married couple

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

LOT 1, PLAT OF CENTENNIAL GROVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE 26, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P100815 / 4579-000-001-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 2909  
JUL 12 2019

Amount Paid \$6,573.<sup>20</sup>  
Skagit Co. Treasurer  
By *WAM* Deputy

## STATUTORY WARRANTY DEED

(continued)

Dated: June 24, 2019

The Estate of Roy and Joan Lee, both deceased

BY:

*Myrna Louise Hoyle*  
 Myrna Louise Hoyle  
 Personal Representative

State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that Myrna Louise Hoyle  
Personal Representative  
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)  
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and  
acknowledged it as the Personal Representative of The Estate of Roy and Joan Lee, both deceased to  
be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 9, 2019

ALYSIA HUDSON  
 STATE OF WASHINGTON  
 NOTARY --- PUBLIC  
 My Commission Expires 03-01-2020

*Alysia Hudson*  
 Name: Alysia Hudson  
 Notary Public in and for the State of Washington  
 Residing at: Arlington  
 My appointment expires: 03-01-2020

## EXHIBIT "A"

### 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 PLAT OF CENTENNIAL GROVE:  
  
Recording No: 9202130034
2. Easement, including the terms and conditions thereof, reserved by instrument;  
  
Recording Date: November 30, 1987  
Recording No.: 8711300028  
Purpose: Ingress, egress and utilities  
  
NOTE: We note an instrument purporting to release said easement recorded March 26, 1998, under recording number 9803260038.
3. Easement, including the terms and conditions thereof, granted by instrument;  
  
Recording Date: October 23, 1991  
Recording No.: 9110230047  
In favor of: Puget Sound Power and Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution line
4. 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: April 13, 1973  
Recording No.: 783493
5. 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 13, 1992  
Recording No.: 9202130035

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

6. 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  
Recording Date: August 12, 1999  
Recording No.: 199908120013

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Mount Vernon.