

When recorded return to:
Kyle Kugler
1027 Vera Court
Mount Vernon, WA 98273



201907230127

07/23/2019 03:33 PM Pages: 1 of 5 Fees: \$105.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038604

CHICAGO TITLE
620038604

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jonathan A. Workman, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kyle Kugler, an unmarried man

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.)

LT. 2, PLAT OF BRITTWOOD

Tax Account No.: P100832 / 4578-000-002-0001

Tax Parcel Number(s): P100832 / 4578-000-002-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 3058

JUL 23 2019

Amount Paid \$ **5165.22**
Skagit Co. Treasurer
By **HB** Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 12, 2019


Jonathan A. WorkmanState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

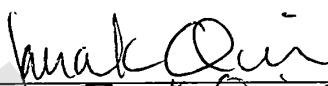
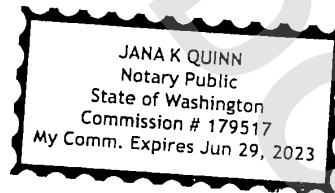
Jonathan A. Workman
(he/she/they) is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: July 17 2019
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P100832 / 4578-000-002-0001

LOT 2, "PLAT OF BRITTWOOD," ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGES 31 AND 32, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: October 13, 1992
Recording No.: 9210130026
In favor of: Public Utility District No. 1 of Skagit County
Regarding: Water pipeline
Affects: The exterior 7 feet of the front boundaries of all lots in the plat of Brittwood
2. Easement, including the terms and conditions thereof, granted by instrument;
Recording Date: December 9, 1991
Recording No.: 9112090089
In favor of: Puget Sound Power and Light Company
Regarding: Electric transmission and/or distribution line
3. 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: March 27, 1992
Recording No.: 9203270023

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 29, 2010
Recording No.: 201001290118
4. 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 Brittwood:

Recording No: 9203270022
5. 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

EXHIBIT "B"Exceptions
(continued)

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. This item intentionally deleted
Matters which may be disclosed by a search of the records against the name of the spouse or domestic partner of Jonathan A. Workman, if married or a member of a registered domestic partnership.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.