

When recorded return to:

Jacob Jones
5130 Aerie Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4627

Oct 23 2019

Amount Paid \$4811.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040197

CHICAGO TITLE

620040197

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anthony Smith and Kimberlee J. Workman Smith, 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 Alaina Banta, an unmarried woman and Jacob Jones, an
unmarried man

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

LOT 44, EAGLE VALLEY P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 15 OF PLATS, PAGES 181 THROUGH 183, 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): P106937 / 4632-000-044-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 14, 2019


Anthony Smith


Kimberlee J. Smith

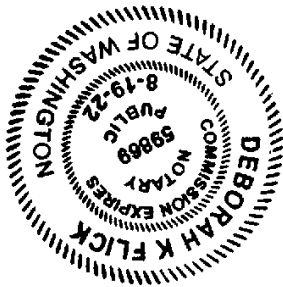
State of WA

County of Snohomish

I certify that I know or have satisfactory evidence that

Anthony Smith & Kimberlee J. Smith
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: 10/22/19



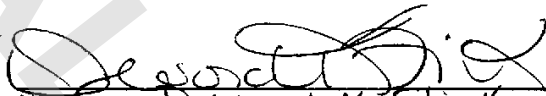

Name: Deborah K. Flick
Notary Public in and for the State of WA
Residing at: Adelphi
My appointment expires: 8/19/22

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: September 19, 1956
 Auditor's No.: 541748, records of Skagit County, Washington
 In favor of: Pacific Northwest Pipeline Corporation, a Delaware corporation
 For: Construct, maintain, etc. a pipeline
 Affects: A 75-foot strip of land, the exact location of which is not disclosed on the record

2. Easement delineated on the face of Short Plat No. 12-88, approved December 15, 1988, and recorded December 21, 1988, in Volume 8 of Short Plats, pages 99 and 100, under Auditor's File No. 8812210004, records of Skagit County, Washington; being a portion of Government Lots 1 and 2 and the East Half of the Northwest Quarter of Section 31, Township 36 North, Range 5 East of the Willamette Meridian;
 For: Road and utilities
 Affects: A 60-foot strip lying in Featherlane as shown on said plat

3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: November 12, 1973
 Auditor's No(s): 793250, records of Skagit County, Washington
 In favor of: United States of America
 For: Road purposes
 Affects: A 20-foot strip of land

 Note: Exact location and extent of easement is undisclosed of record.

4. 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 Eagle Valley P.U.D., recorded in Volume 15 of Plats, Pages 181 through 183:
 Recording No: 9407210001

5. 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 Short Plat No. 12-88:

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

Recording No: 8812210004

6. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: August 8, 1990

Auditor's No.: 9008080053, records of Skagit County, Washington

Executed By: Coastline Properties, Inc.

As Follows: The Grantor(s) agree(s) and covenant(s) that said grantor(s), his (her) (their) heirs, successors, and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantor(s) and within 100 feet of the well herein described, so long as the same is operated to furnish water for public consumption, any potential source of contamination, such as cesspools, sewers, privies, septic tanks, drainfields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens, or other enclosed structures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemicals, herbicides, or insecticides.

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: July 21, 1994

Auditor's No(s): 9407210002, records of Skagit County, Washington

Executed By: Kendall D. Gentry and Nancy F. Gentry

AMENDED by instrument(s):

Recorded: November 14, 1997

Auditor's No(s): 9711140045, records of Skagit County, Washington

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: July 21, 1994

Auditor's No(s): 9407210002, records of Skagit County, Washington

Imposed By: Kendall D Gentry and Nancy F. Gentry

9. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

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

Recorded: July 28, 1994
Auditor's No.: 9407280080, records of Skagit County, Washington
Executed By: Patti Hein, as her separate property, and Jerry E. Hein and Patricia C.
Hein, husband and Patti Jo Hein, as personal representative of the estate of
Rudolph Hein a/k/a Rudy Hein deceased under County Cause No. 92 4 00095
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As Follows: Grantor reserves any right, title, and interest to overages or refund
deposits from Puget Power for future family residences utilizing permanent electric
service within the first five years. Grantee agrees to keep grantor informed of
each new hook-up which is completed within the property herein
described

Affects: Said premises and other property

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.