

When recorded return to:
Jonathan L. Fields
1125 N 17th St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5299

Dec 06 2019

Amount Paid \$6911.40
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

CHICAGO TITLE
620040445

Escrow No.: 620040445

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maureen Holder, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jonathan Fields, an unmarried person and Kenna Edwards, an
unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 9, PLAT OF HILLCREST LANDING, AS RECORDED APRIL 15, 2013, UNDER AUDITOR'S
FILE NO. 201304150001, 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): P131447 / 6012-000-000-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 11, 2019

Maureen Holder by Colleen Estrate
her attorney in fact
Maureen Holder by Colleen Estrate her attorney in fact

State of WA
County of Snohomish

I certify that I know or have satisfactory evidence that Colleen Estrate is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Maureen Holder and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 5, 2019
Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

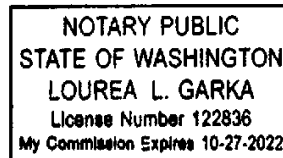


EXHIBIT "A"
Exceptions

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 29, 2008
Recording No.: 200809290084
2. 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 OF HILLCREST LANDING:

Recording No: 201304150001
3. 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: April 15, 2013
Recording No.: 201304150002
4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Hillcrest Landing Homeowners Association
Recording Date: April 15, 2013
Recording No.: 201304150002
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 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

EXHIBIT "A"

**Exceptions
(continued)**

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. Assessments, if any, levied by City of Mount Vernon.
8. Assessments, if any, levied by Hillcrest Landing Homeowner's Association.
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2019
Tax Account No.:	P131447 / 6012-000-000-0009
Levy Code:	0930
Assessed Value-Land:	\$82,500.00
Assessed Value-Improvements:	\$245,100.00

General and Special Taxes:	
Billed:	\$3,370.77
Paid:	\$3,370.77
Unpaid:	\$0.00

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