

When recorded return to:
Cory Meeder and Heather Meeder
6205 Elk Ivory Drive
Reno, NV 89511

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040662

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5476

Dec 20 2019

Amount Paid \$17627.00
Skagit County Treasurer
By Diane Jones Deputy

CHICAGO TITLE
620040662
STATUTORY WARRANTY DEED

THE GRANTOR(S) Joel Gardner and Denice Gardner, 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 Cory Meeder and Heather Meeder, husband and wife

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

LOT 10, PLAT OF KABALO HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED
MAY 25, 2000, UNDER AUDITOR'S FILE NO. 200005250077, 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): P116818/ 4753-000-010-0000


Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 17, 2019


X 
Joel Gardner

X 
Denice Gardner

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Joel Gardner and Denice Gardner 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: 12/19/19


Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2023

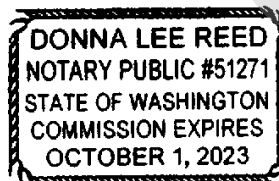


EXHIBIT "A"**Exceptions**

1. Easement, including the terms and conditions thereof, conveyed by instrument;
 Recorded: March 11, 1960
 Auditor's No.: 591915, records of Skagit County, Washington
 In favor of: J.D. Benotsen and Gretchen Benotsen, husband and wife
 For: Roadway
 Affects: Said plat, the exact location and extent of said easement is undisclosed of record

2. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: January 10, 1964
 Auditor's No.: 645278, records of Skagit County, Washington
 In favor of: Olympic Pipe Line Company
 For: Right-of-way for pipelines and appurtenances
 Affects: Westerly portion of the East Half of the Northwest Quarter

 This easement was amended and restated by an instrument;
 Recorded: January 22, 2001
 Auditor's No.: 200101220007, records of Skagit County, Washington

3. Easement, including the terms and conditions thereof, disclosed by instrument;
 Recorded: September 1, 1993
 Auditor's No.: 9309010028, records of Skagit County, Washington
 In favor of: Florence A. Berry
 For: Ingress, egress and utilities
 Affects: Said plat, the exact location and extent of said 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 Plat of Kabalo Heights:

 Recording No: 200005250077

5. Easement, including the terms and conditions thereof, granted by instrument;
 Dated: May 25, 2000
 Recorded: May 25, 2000
 Auditor's No.: 200005250078, records of Skagit County, Washington
 In favor of: Public
 For: The use and unobstructed passage of aircraft over and above said lands

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

6. Right of way for ditches, constructive notice of which is contained in various instruments of record.
7. Agreement, including the terms and conditions thereof; entered into;
 By: Florence A. Berry
 And Between: P. Michael Loughlin and Kristene A. Loughlin, husband and wife
 Recorded: September 1, 1993
 Auditor's No.: 9309010028, records of Skagit County, Washington
8. Agreement, including the terms and conditions thereof; entered into;
 By: Mike Loughin
 And Between: Skagit County
 Recorded: April 24, 1998
 Auditor's No.: 9804240008, records of Skagit County, Washington
 Providing: Approval of preliminary plat of Kabalo Heights
9. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
 Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
 From: The State of Washington
 Recorded: July 6, 1940
 Auditor's No.: 327185, records of Skagit County, Washington
 Executed By: The Federal Land Bank of Spokane
 As Follows: Reserving unto the Federal Land Bank of Spokane 50% of all minerals, oil and gas in or under the above described land
10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
 Recorded: October 19, 2000
 Auditor's No(s): 200010190054, records of Skagit County, Washington
 Executed By: Donald H. Leavitt, Manager, Kabalo Heights
11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: October 19, 2000
 Auditor's No(s): 200010190054, records of Skagit County, Washington
 Imposed By: Donald H. Leavitt, Manager, Kabalo Heights
 Affects: Lots 1-20 Kabalo Heights
12. Native Growth Protection Area (NGPA)

EXHIBIT "A"

**Exceptions
(continued)**

Recording Date: December 1, 2000
Recording No.: 200012010137

13. Aerobic Treatment Unit Service Agreement

Recording Date: June 24, 2002
Recording No.: 200206240114

14. Storm Water Easement and Management Agreement

Recording Date: June 24, 2002
Recording No.: 200206240174

15. 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."

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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