

When recorded return to:  
Douglas Matthews and Andrea Roozen  
19851 Bella Vista Lane  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-188

Jan 16 2020

Amount Paid \$8539.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE

620040993

Escrow No.: 620040993

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Sherry Johansen and Brent Hammond as Co-Trustees of the Larson Family Trust under agreement November 20, 2007 and First Amendment to the Survivor's Trust Executed on February 13, 2009

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Douglas Matthews and Andrea Roozen, a married couple

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

Lot 1 of Short Plat No. 01-0151, recorded May 10, 2001, under Auditor's File No. 200105100117, records of Skagit County, Washington; and being a portion of the Southeast quarter of the Southeast quarter of Section 29, Township 33 North, Range 4 East of the Willamette Meridian.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P118152/330429-4-007-0400

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 2, 2020

Sherry Johansen and Brent Hammond as Co-Trustees of the Larson Family Trust under agreement  
Nov. 20, 2007

BY: \_\_\_\_\_  
Sherry Johansen  
Co-Trustee

BY: Brent Hammond, CO-TRUSTEE  
Brent Hammond  
Co-Trustee

State of MI  
County of Oakland

I certify that I know or have satisfactory evidence that Brent Hammond, Co-Trustee  
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 Co-Trustee of Larson Family Trust to be the free and voluntary act of such  
party for the uses and purposes mentioned in the instrument.

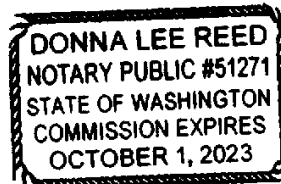
Dated: 1-11-2020

SALAH ALABBASI  
Notary Public, State of Michigan  
County of Wayne  
My Commission Expires Oct. 19, 2023  
Acting in the County of Oakland

Name: Salah Alabbasi  
Notary Public in and for the State of MI  
Residing at: Wayne  
My appointment expires 12-19-2023

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 2, 2020

Sherry Johansen and Brent Hammond as Co-Trustees of the Larson Family Trust under agreement  
Nov. 20, 2007BY: Sherry Johansen  
Sherry Johansen  
Co-TrusteeBY: \_\_\_\_\_  
Brent Hammond  
Co-TrusteeState of Washington  
County of SkagitI certify that I know or have satisfactory evidence that Sherry Johansenis/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 Co- Trustee of Larson Family Trust to be the free and voluntary act of such  
party for the uses and purposes mentioned in the instrument.Dated: 1/14/2020Donna Lee Reed  
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. 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 Short Plat:

Recording No: 199310010108

2. 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 Short Card No. PL-01-0151:

Recording No: 200105100117

3. Covenants, conditions, assessments, 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: May 10, 2001  
Recording No.: 200105100119

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 13, 2001  
Recording No.: 200112120005

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: Starbird Heights Homeowners Association  
Recording Date: May 10, 2001  
Recording No.: 200108100119

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

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

Granted to: Skagit County  
Purpose: Protected critical area easement  
Recording Date: May 10, 2001  
Recording No.: 200105100118  
Affects: Portion of plat

6. 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Starbird Heights Homeowners Association.