

When recorded return to:
Jacob A. Wahlgren
1024 Vera Court
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-351
Jan 29 2020
Amount Paid \$5365.00
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
620041143

Escrow No.: 620041143

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aaron D. Varner, Jr. and Melanie M. Varner, 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 Jacob A. Wahlgren, an unmarried man and Laura I. Espinoza, an unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 46, 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.

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

Tax Parcel Number(s): P100879 / 4578-000-046-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 14, 2020

[Signature] 28 JAN 2020
Aaron D. Varner, Jr.

Melanie Varner by Aaron D. Varner, Jr. Her Attorney in Fact 28 Jan 2020
Melanie M. Varner by Aaron D. Varner, Jr. Her Attorney in Fact

State of Illinois
County of Lake

I certify that I know or have satisfactory evidence that Aaron D. Varner, Jr. is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 28 2020

Kevin A. Kime
Name: Kevin A. Kime
Notary Public in and for the State of Illinois
Residing at: Great Lakes, IL.
My appointment expires: 02/25/2020



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Illinois
County of Lake

I certify that I know or have satisfactory evidence that Aaron D. Varner, Jr. is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney In Fact for Melanie M. Varner and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 01/28/2020



Kevin A. Kime
Name: Kevin A. Kime
Notary Public in and for the State of Illinois
Residing at: Great Lakes
My appointment expires: 01/28/2020
2/28/2021

EXHIBIT "A"**Exceptions**

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

Granted to: Public Utility District No. 1 of Skagit County
 Purpose: Water pipeline
 Recording Date: October 13, 1992
 Recording No.: 9210130026
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line
 Recording Date: December 9, 1991
 Recording No.: 9112090089
3. 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 BRITTWOOD:

Recording No: 9203270022
4. 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
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

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

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."

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