

When recorded return to:
Steven Conrad Bellavance and Kelsey Elizabeth Hamm
8469 A C Skinner Pkwy #629
Jacksonville, FL 32256

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-361

Jan 30 2020

Amount Paid \$6213.00
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.: 620040995

CHICAGO TITLE
620040995

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen C March and Genie M March who aquired title as Genie M Exum, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Steven Conrad Bellavance and Kelsey Elizabeth Hamm, a married couple

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

LOT 7, PLAT OF HORIZONS DIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 85, 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): P81890 / 4414-000-007-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 14, 2020

Stephen C March
Stephen C March
Genie M. March
Genie M March

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Stephen C March and Genie M March 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: 1-30-2020
Teresa D Varney
Name: Teresa D Varney
Notary Public in and for the State of WA
Residing at: Island 10
My appointment expires: 5/29/23

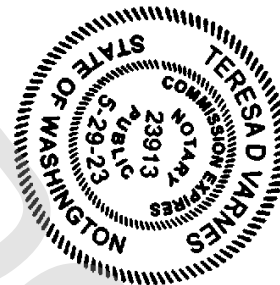


EXHIBIT "A"
Exceptions

1. 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 Horizons Div. No. 1, recorded in Volume 12 of Plats, Page 85:

Recording No: 7911020003

2. Covenants, conditions, and restrictions 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: November 9, 1979

Auditor's No.: 7911090023, records of Skagit County, Washington

Executed By: Lloyd Johnson and Lyla Johnson, husband and wife

Said instrument is a re-recording of instrument(s);

Recorded: November 2, 1979

Auditor's File No.: 7911020002, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: February 1, 1980

Auditor's No.: 8002010053, records of Skagit County, Washington

3. Covenants, conditions, and restrictions 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: September 24, 1981

Auditor's No.: 8109240019, records of Skagit County, Washington

Executed By: Lloyd Johnson and Lyla Johnson, husband and wife

4. 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

EXHIBIT "A"Exceptions
(continued)

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."

5. Skagit County Right to Manage Natural Resource Lands Disclosure recorded June 6, 2017 under Recording No. 201706060021.
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.