

When recorded return to:
Nicole R. Vander Meulen
11858 Frans Ridge Lane
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-955

Mar 16 2020

Amount Paid \$4405.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041454

CHICAGO TITLE

620041454

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joanne C. Berentson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Nicole R. Vander Meulen, an unmarried woman

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

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

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

UNIT D, BIRCHCREST NORTH CONDOMINIUM

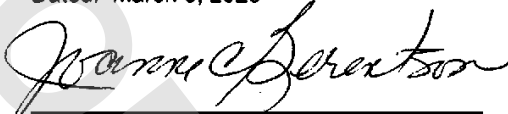
Tax Parcel Number(s): P103201 / 4604-000-004-0003

Subject to:


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

STATUTORY WARRANTY DEED
(continued)

Dated: March 9, 2020


Joanne C. BerentsonState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Joanne C. Berentson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 13, 2020
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Orcutt, WA
My appointment expires: 10/27/2022

NOTARY PUBLIC STATE OF WASHINGTON LOUREA L. GARKA License Number 122836 My Commission Expires 10-27-2022
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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P103201 / 4604-000-004-0003

UNIT D, BIRCHCREST NORTH CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF RECORDED JUNE 9, 1993, UNDER RECORDING NO. 9306090141, AND SURVEY MAP AND PLANS RECORDED IN VOLUME 15 OF PLATS, PAGES 89 AND 90, INCLUSIVE; RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**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 **Replat of Lot 31 Country Club Estates:**

Recording No: 8609050018

2. Mineral reservation contained in deed through which title is claimed from the United States of America, dated January 1, 1944, recorded April 25, 1944, under Auditor's File No. 370943, as follows:

"Reserving to the United States of America of 3/4 interest in the oil, gas, coal, and other mineral rights of whatsoever nature, upon, in, or under the said lands, together with the usual mining rights, powers and privileges, including the right of access to and the use of such parts of the surface as may be needed for mining and saving said minerals, except that the said grantees shall have the right to mine coal for their domestic use."

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, 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 in the document

Recording Date: December 23, 1974
 Recording No.: 811522
 Executed By: Country Club Estates

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

Granted to: Skyko Development Company, a Washington corporation
 Recording Date: November 21, 1975
 Recording No.: 826438
 Affects: Portion of said premises and other property

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

Granted to: The City of Burlington, a municipal corporation
 Purpose: Sewer line purposes; a permanent easement for the construction, installation, maintenance, repair, restoration and replacement of a sewer pipeline, together with ingress and egress thereto
 Recording Date: December 13, 1974

EXHIBIT "B"**Exceptions
(continued)**

Recording No.: 811172
Affects: Portion of said premises and other property

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

Granted to: The City of Burlington, a municipal corporation
Purpose: Construction, installation, maintenance, repair, restoration and replacement of a sewer pipeline
Recording Date: December 5, 1974
Recording No.: 810832
Affects: Portion of said premises and other property

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

Granted to: Skyo Development Company, a Washington corporation
Purpose: A buried drain line
Recording Date: June 4, 1976
Recording No.: 836296
Affects: Portion of said premises and other property

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

Granted to: Natural Gas Corporation
Purpose: Pipeline or Pipelines
Recording Date: October 4, 1956
Recording No.: 542450
Affects: The exact location of said right of way is not disclosed on the record

9. 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, 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 in the document

Recording Date: June 9, 1993
Recording No.: 9306090141

10. 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 **Survey Map and**

EXHIBIT "B"

Exceptions
(continued)

Plans for Birchcrest North Condominium:

Recording No: 9306090140

11. 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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.