

When recorded return to:

Travis Andrew-Chinn Jaderlund and Jefferlyn Uy
Jaderlund
722 Cultus Mountain Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1074

Mar 24 2020

Amount Paid \$5317.00
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

Escrow No.: 620041673

CHICAGO TITLE
620041673

STATUTORY WARRANTY DEED

THE GRANTOR(S) David B. Mercer, an unmarried man, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Travis Andrew-Chinn Jaderlund and Jefferlyn Uy Jaderlund, a
married couple

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

LOT 29, "AMENDED PLAT OF MOUNTAIN VIEW ESTATES", AS PER PLAT RECORDED IN
VOLUME 14 OF PLATS PAGE 198, 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): P90640 / 4539-000-029-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 21, 2020

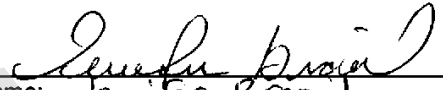


David B. Mercer

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that David B. Mercer 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: 3-24-2020



Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2020

Notary Public
State of Washington
Jennifer Brazil
Commission Expires 07/25/2020

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, created by instrument(s);
Recorded: December 17, 1956
Auditor's No(s): 545339, records of Skagit County, Washington
In favor of: Cascade Natural Gas
For: Construct, maintain and operate pipeline
Affects: 30 feet right-of-way

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 27, 1982
Auditor's No(s): 8210270042, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corp.
For: Construction, operation, and maintenance of pipeline

3. 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 Amended Plat of Mountain View Estates:

Recording No: 9110040031

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 26, 1935
Auditor's No(s): 267764, records of Skagit County, Washington
In favor of: Drainage District No. 14
For: Drainage ditch purposes
Affects: A 50-foot wide strip of land

5. 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: February 26, 1935
Recording No.: 267764

6. 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

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

covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: November 21, 1990
Recording No.: 9011210045

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: November 21, 1990
Auditor's No.: 9011210045, records of Skagit County, Washington
Imposed By: Mountain View Estates Homeowner's Association

8. 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."

9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Sedro-Woolley.
11. Assessments, if any, levied by Mountain View Estates Homeowner's Association..