

**When recorded return to:**  
Jacob Stroud and Amy Stroud  
24133 Mangat Lane  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1105

Mar 26 2020

Amount Paid \$8450.00

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.: 620041575

**CHICAGO TITLE**  
620041575

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Harbhajan Mangat and Khushdev Mangat, 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 Stroud and Amy Stroud, husband and wife

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

Lot 4, AMENDED PLAT OF MANGAT ESTATES PL06-0442, recorded May 5, 2009 under  
Auditor's File No. 200905050064, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P127893 / 4962-000-004-0000

Subject to:

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

**STATUTORY WARRANTY DEED**

(continued)

Dated: March 20, 2020

Harbhajan Mangat  
Harbhajan Mangat

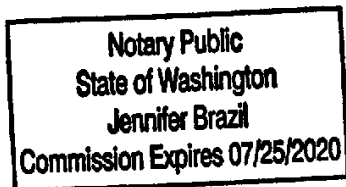
Khushdev S Mangat  
Khushdev Mangat

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Harbhajan Mangat and Khushdev Mangat 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: 3-24-2020

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



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: May 7, 1937  
Recording No.: 289724
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: United States of America  
Purpose: A perpetual easement and right to enter and erect, operate, maintain, repair, rebuild, and patrol one or more electric power transmission lines and appurtenant signal lines, poles, towers, wires, cables and appliances necessary in connection therewith  
Recording Date: August 6, 1946  
Recording No.: 394711
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Pacific Northwest Pipeline Corporation  
Purpose: The right to select the route for and construct, maintain, inspect, operate, repair, replace, alter or remove a pipeline for the transportation of oil, gas and the products thereof  
Recording Date: September 14, 1956  
Recording No.: 541532  
  
Said instrument was amended by instrument recorded January 16, 1970, under Auditor's File No. 735027.
4. Reservations contained in deed from the Northern Pacific Railroad Company dated April 26, 1961, recorded May 10, 1961, under Auditor's file No. 607435, as follows:  
  
Reserving and excepting from said lands so much or such portions thereof as are or may be mineral lands or contain coal or iron and also the use and the right and title to the use of such surface grounds as may be necessary for mining operations, and the right of access to such reserved and excepting mineral lands, including lands containing coal or iron for the purpose of exploring, developing and working the same. (Affects a 100 foot strip within the Southwest Quarter)
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

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

- Granted to: United States of America  
 Purpose: A perpetual easement and right to enter and erect, maintain, repair, rebuild, operate and patrol one or more line(s) of electric power transmission structures and appurtenant signal lines, including the right to erect such poles, transmission structures, wires, cables and appurtenances as are necessary thereto.  
 Recording Date: September 26, 1963  
 Recording No.: 641288
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: United States of America  
 Purpose: A permanent easement and right of way approximately 14 feet in width, with such additional widths as are necessary to provide for cuts, fills, and turnouts and for curves at the angle points.  
 Recording Date: February 14, 1964  
 Recording No.: 646696  
 Affects: Over, along and across existing roads
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: El Paso Natural Gas Company  
 Purpose: To construct, maintain and use a roadway  
 Recording Date: April 28, 1971  
 Recording No.: 751892
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: United States of America  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: September 21, 1972  
 Recording No.: 774289
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: State of Washington, acting by and through the Department of Natural Resources  
 Purpose: For the purpose of construction, reconstruction, use and maintenance of a road or roads for the purpose of hauling forest products and other valuable materials from lands now owned or hereafter acquired by the State, and to provide access to said lands for land management and administrative activities.  
 Recording Date: September 12, 1988

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

Recording No.: 8809120005

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

Granted to: Northwest Pipeline Corporation  
Purpose: To locate, survey, construct, entrench, maintain, repair, replace, protect, inspect and operate a pipeline or pipelines, cathodic equipment and/or appurtenances which may be constructed on or above the surface including but not limited to vales and metering equipment; electrical and/or communications, cable, underground conduit, splicing boxes; and road ("facilities") which may be over, under and through the land  
Recording Date: May 23, 2002  
Recording No.: 200205230073

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

Granted to: Northwest Pipeline Corporation  
Purpose: To locate, survey, construct, entrench, maintain, repair, replace, protect, inspect and operate a pipeline or pipelines, cathodic equipment and/or appurtenances which may be constructed on or above the surface including but not limited to vales and metering equipment; electrical and/or communications, cable, underground conduit, splicing boxes; and road ("facilities") which may be over, under and through the land  
Recording Date: May 23, 2002  
Recording No.: 200205230074

12. Memorandum of Timber Sale Agreement and the terms and conditions thereof:

Recording Date: May 23, 2002  
Recording No.: 200205230076  
Affects: Northeast Quarter of the Southwest Quarter

13. Lot Certification and the terms and conditions thereof:

Recording Date: October 14, 2005  
Recording No.: 200510140015  
Affects: Underlying property and said premises

14. Order on Preliminary Plat PL06-0442 and the terms and conditions thereof:

Recording Date: October 4, 2007  
Recording No.: 200710040117

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

**EXHIBIT "A"**

**Exceptions  
(continued)**

document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: March 10, 2008  
Recording No.: 200803100206

16. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: July 23, 2008  
Recording No.: 200807230070

17. Protected Critical Area Easement and the terms and conditions thereof:

Recording Date: July 23, 2008  
Recording No.: 200807230071

18. Protected Critical Area Easement and the terms and conditions thereof:

Recording Date: May 5, 2009  
Recording No.: 200905050065

19. Deed of Natural Resource Land Easement and terms and conditions thereof:

Recording Date: May 5, 2009  
Recording No.: 200905050066

20. 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 AMENDMENT OF MANGAT ESTATES PL06-0442:  
Recording No: 200905050064  
Said plat is an amendment of PLAT OF MANGAT ESTATES PL06-0442, recorded July 23, 2008 under Auditor's File No. 200807230069.

21. 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set

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

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 25, 2018  
Recording No.: 201805250088

22. Title Notification including the terms, covenants and provisions thereof

Recording Date: July 13, 2018  
Recording No.: 201807130082

23. 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."

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