

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1279

Apr 09 2020

Amount Paid \$6085.00
Skagit County Treasurer
By Marissa Guerrero Deputy

When recorded return to:

LuAnne Burkhart and Charles T. Burkhart
317 South 2nd Street, #145
Mount Vernon, WA 98273

GNW 20-4644

STATUTORY WARRANTY DEED

THE GRANTOR(S) Heirs and Devisees of Evan A. Powers, deceased, 11582 Scott Road, Bow, WA 98232,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to LuAnne Burkhart, an unmarried woman and Charles T. Burkhart, an unmarried man

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 34, Big Fir North PUD Phase 1

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P126017

Dated: 4-8-2020

Estate of Evan A. Powers

By: Penny L. Chapman P.R.
Penny L. Chapman, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

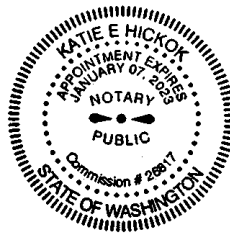
I certify that I know or have satisfactory evidence that Penny L. Chapman, Personal Representative of Estate of Evan A. Powers is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 8th day of April, 2020

[Handwritten Signature]
Signature

Notary
Title

My appointment expires: 1-7-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1701 Grand Avenue, Mount Vernon, WA 98274
Tax Parcel Number(s): P126017

Property Description:

Lot 34, "BIG FIR NORTH P.U.D., PHASE 1", according to the plat thereof, recorded March 23, 2007, under Auditor's File No. 200703230073, records of Skagit County, Washington.

EXHIBIT B
20-4644-KH

1. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded April 24, 1984, as Auditor's File No. 8404240023.
2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded December 29, 1978, as Auditor's File No. 893941.
3. Permanent and non-exclusive easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of Ingress, egress across existing roadway, in favor of Lester K. Smith and Rhoda J. Smith, husband and wife, recorded September 29, 1972 as Auditor's File No. 774692.
4. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded August 28, 2006, as Auditor's File No. 200608280130.
5. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Big Fir North, Inc. and Blane, LLC, recorded February 15, 2007 as Auditor's File No. 200702150078.
6. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Big Fir North P.U.D. – Phase I recorded March 23, 2007 as Auditor's File No. 200703230073.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".
7. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Big Fir North, Inc., a Washington Corporation, recorded March 23, 2007 as Auditor's File No. 200703230074.

Above covenants, conditions and restrictions were amended and recorded July 25, 2007 as Auditor's File No. 200707250054.
8. Any tax, fee, assessments or charges as may be levied by Big Fir Community Association.