

**When recorded return to:**

Jamie Serowicz and Christopher Serowicz  
182 Heritage Place, 283  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1417

Apr 22 2020

Amount Paid \$5509.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

**CHICAGO TITLE COMPANY**  
620042070

Escrow No.: 245422453

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Quentin T. Winegar and Amy M. Winegar, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration  
in hand paid, conveys, and warrants to Jamie Serowicz and Christopher Serowicz, a married couple

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

Lot 12, Plat of Country Aire, Phase 2, as per plat recorded in Volume 15 of Plats, Pages 119 and 120, in the 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): P104131 / 4615-000-012-0001

Subject to:

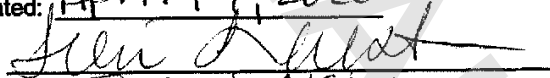
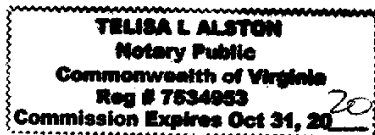
Exhibit "A" attached hereto and by this reference made a part hereof.

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 16, 2020

  
\_\_\_\_\_  
Quentin T. Winegar  
\_\_\_\_\_  
Amy M. WinegarState of VIRGINIA  
County of Albemarle

I certify that I know or have satisfactory evidence that Quentin T. Winegar and Amy M. Winegar 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: April 17, 2020  
\_\_\_\_\_  
Name: TELISA L ALSTONNotary Public in and for the State of VAResiding at: 1412 Carlton Ave Charlottesville, VAMy appointment expires: 10-31-2020

**EXHIBIT "A"**  
**EXCEPTIONS****Order No.:** 245422453/620042070

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 PLAT OF COUNTRY AIRE PH. 2:

Recording No: 9311100033

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: August 28, 1906

Auditor's No.: 61920, records of Skagit County, Washington

In favor of: The Puget Sound and Baker River Railroad Company

For: A 50 foot wide strip of land

Affects: A railroad right-of-way

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: July 3, 1907

Auditor's No.: 63372, records of Skagit County, Washington

In favor of: The Puget Sound and Baker River Railroad Company

For: A 50 foot wide strip of land

Affects: A railroad right-of-way

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: October 29, 1992

Auditor's No.: 9210290099, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: March 29, 1993

Auditor's No.: 9303290048, records of Skagit County, Washington

In favor of: Dike District No. 12

For: Ingress and egress

Affects: The Eastern 400 feet of Gilkey Road, as platted between Tracts 74 and 77,  
Plat of Burlington Acreage Property

Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, being an ordinance annexing the subject property into the City of Burlington.

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Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: June 11, 1993

Auditor's No.: 9306110140, records of Skagit County, Washington

Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife, and Washington Federal Savings and Loan

AMENDED by instrument(s):

Recorded: September 15, 1993

Auditor's No(s).: 9309150090, records of Skagit County, Washington

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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."