

When recorded return to:
Fred Alms and Lois Alms
3186 Old Highway 99 North Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1759

May 20 2020

Amount Paid \$1765.00

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.: 620040311

CHICAGO TITLE
620 040311**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Thomas K. Studebaker and Dana J. Studebaker, Husband and Wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part
of an IRS 1031 Tax Deferred Exchange"

in hand paid, conveys, and warrants to Fred Alms and Lois Alms, a married couple

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

Lot 1, Short Plat No. PL-08-0467, as approved on November 24, 2008 and recorded on December
3, 2008, under Auditor's File No. 200812030002, records of Skagit County, Washington; being a
portion of the Northwest 1/4 of Section 20, Township 36 North, Range 4 East, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P128090 / 360420-2-002-3300

Subject to:

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

STATUTORY WARRANTY DEED (continued)

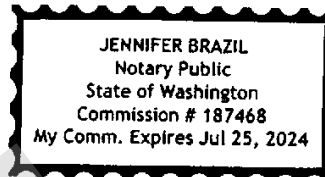
Dated: May 18, 2020

Thomas K. Studebaker
by Steve Studebaker
 Thomas K. Studebaker, by Steve Studebaker his attorney in fact
Dana J. Studebaker
by Steve Studebaker
 Dana J. Studebaker, by Steve Studebaker her attorney in fact

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that Steve Studebaker is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Thomas K. Studebaker and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-20-2020
Jennifer Brazil
 Name: Jennifer Brazil
 Notary Public in and for the State of WA
 Residing at: Skagit County
 My appointment expires: 7-25-2024



State of WA
County of Skagit

I certify that I know or have satisfactory evidence that Steve Studebaker is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Dana J. Studebaker and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-20-2020
Jennifer Brazil
 Name: Jennifer Brazil
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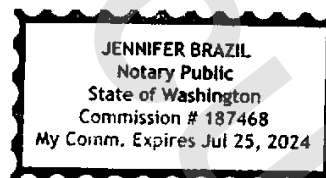


EXHIBIT "A"
Exceptions

1. Agreement regarding Sewer service including the terms, covenants and provisions thereof

Recording Date: February 3, 1978
Recording No.: 873193
2. Blasting Prohibitions within 300 feet of an Easement over adjoining property in favor of Puget Sound Power & Light Company including the terms, covenants and provisions thereof

Recording Date: April 15, 1925
Recording No.: 182760

Recording Date: June 15, 1925
Recording No.: 184879
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc. formerly Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: August 17, 1989
Recording No.: 8908170051
4. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: October 4, 2007
Recording No.: 200710040086
5. Regulatory Notice/Agreement that may include Covenants, Conditions and Restrictions including the terms, covenants and provisions thereof

Recording Date: December 3, 2008
Recording No.: 200812030001
6. 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 SKAGIT COUNTY SHORT PLAT NO PL 08-0467:

Recording No: 200812030002

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

7. Lot Certification including the terms, covenants and provisions thereof
Recording Date: December 3, 2008
Recording No.: 200812030003
8. Agreement regarding Water System including the terms, covenants and provisions thereof
Recording Date: December 3, 2008
Recording No.: 200812030007
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.