

POOR ORIGINAL

When recorded return to:
Logan M. Nelson and Elizabeth Nelson
1222 Fidalgo Place
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1946

Jun 03 2020

Amount Paid \$4805.00

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.: 620042509

CHICAGO TITLE
620042509

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott V. Mackowski and Kalli J. Clausen, Trustees of the Scott V. Mackowski and Kalli J. Clausen Trust, dated July 28, 2016

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Logan M. Nelson and Elizabeth Nelson, husband and wife

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

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

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

Lot(s): 5, Fidalgo Commons PUD

Tax Parcel Number(s): P120453 / 4817-000-005-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: JUN 1st 2020

The Scott V. Mackowski and Kalli J. Clausen Trust, dated July 28, 2016

BY: Scott V Mackowski
Scott V Mackowski
Trustee

BY: Kalli J Clausen
Kalli J Clausen
Trustee

State of Washington
County of King

I certify that I know or have satisfactory evidence that Scott V. Mackowski
and Kalli Jo Clausen
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Scott V. Mackowski and Kalli J. Clausen Trust Dated July to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 06-01-2020

Diane L. Haugsvaer
Name: Diane L. Haugsvaer
Notary Public in and for the State of Washington
Residing at: Seattle, WA
My appointment expires: 07-13-2021

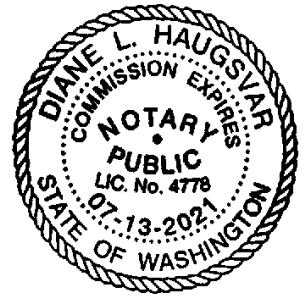


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P120453 / 4817-000-005-0000

Lot 5, FIDALGO COMMONS PUD, according to the plat thereof, recorded May 30, 2003, under Auditor's File No. 200305300211, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. 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 FIDALGO COMMONS PUD
 Recording No: 200305300211

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Public Utility District No. 1
 Purpose: Pipeline(s) and/or main(s) for the transmission and/or distribution of water
 Recording Date: May 30, 2003
 Recording No.: 200305300211

3. Covenants, conditions, 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: May 30, 2003
 Recording No.: 200305300212
 Modification(s) of said covenants, conditions and restrictions
 Recording Date: December 4, 2003
 Recording No.: 200312040104
 Modification(s) of said covenants, conditions and restrictions
 Recording Date: December 22, 2003
 Recording No.: 200312220004

4. Liens and charges as set forth in the above mentioned declaration,
 Payable to: Fidalgo Commons Homeowners Association

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

EXHIBIT "B"**Exceptions
(continued)**

Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line
 Recording Date: January 13, 2003
 Recording No.: 200301130315

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

Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line
 Recording Date: December 20, 2001
 Recording No.: 200112200009

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

Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line
 Recording Date: November 28, 2001
 Recording No.: 200111280079

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

EXHIBIT "B"

Exceptions
(continued)

10. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2020
Tax Account No.: P120453/ 4817-000-005-0000
Levy Code: 0935
Assessed Value-Land: \$100,800.00
Assessed Value-Improvements: \$132,100.00

General and Special Taxes:
Billed: \$2,457.08
Paid: \$1,228.58
Unpaid: \$1,228.50

11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Sedro-Woolley.
13. Assessments, if any, levied by Fidalgo Commons Homeowners Association.