

When recorded return to:
Derek D. Holmes and Dana L. Holmes
8235 Lusk Road
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2356

Jun 29 2020

Amount Paid \$8966.20
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.: 620042494

CHICAGO TITLE
620042494**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Aaron Christopher Kesterson and Erika Kesterson, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Derek D. Holmes and Dana L. Holmes, a married couple

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.)

LT 2, SP NO. 22-88, BEING A PTN. NW NW 16-35-7

MA

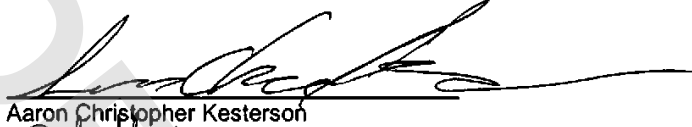
Tax Parcel Number(s): P108792 / 350716-2-004-0200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 4, 2020



Aaron Christopher Kesterson

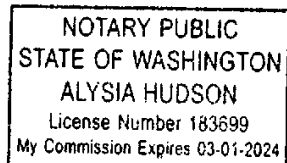


Erika Kesterson

State of WashingtonCounty of SKAGIT

I certify that I know or have satisfactory evidence that

Aaron Christopher Kesterson and Erika Kesterson
is ~~are~~ the person(s) who appeared before me, and said ~~person(s)~~ acknowledged that
(he/she/~~they~~) signed this of instrument and acknowledged it to be (his/her/~~their~~) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: June 24, 2020

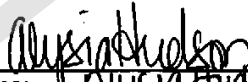

Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P108792 / 350716-2-004-0200

Lot 2, Short Plat No. 22-88, approved June 7, 1988, recorded July 19, 1989 in Volume 8 of Short Plats, page 143, under Auditor's File No. 8907170018; being a portion of the Northwest quarter of the Northwest quarter of Section 16, Township 35 North, Range 7 East of W.M.

TOGETHER WITH an easement for ingress, egress, and utilities, over, under and across the North 20 feet of the South 205 feet of Lot 1 of the aforementioned Short Plat 22-88, said easement having been granted by instrument recorded October 31, 2001 under Auditor's File No. 200110310166.

EXHIBIT "B"
Exceptions

1. 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 Short Plat No. 22-88:

Recording No: 8907170018

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

Recording Date: October 31, 2001

Recording No.: 200110310166

3. 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 Survey:

Recording No: 200707030064

4. 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."

EXHIBIT "B"

**Exceptions
(continued)**

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