

When recorded return to:
Susan Whitney
1717 North 35th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2381
Jun 30 2020
Amount Paid \$5285.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042868

CHICAGO TITLE CO.
620042868

STATUTORY WARRANTY DEED

THE GRANTOR(S) Chelana Isette Lee, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Susan Whitney, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 6, FOX HILL ESTATES, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 14 OF PLATS, PAGES 7 AND 8, 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): P83178 / 4474-000-006-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 24, 2020

Chelana Isette Lee
Chelana Isette Lee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Chelana Isette Lee is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/26/2020

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2023

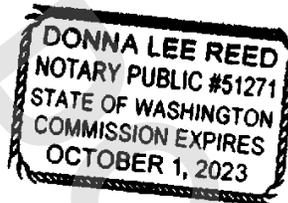


EXHIBIT "A"
Exceptions

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 FOX HILL ESTATES DIV. 1:

Recording No: 8503190027

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

Recorded: December 31, 1984

Auditor's No.: 8412310081, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

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

Affects:

A. The exterior 7 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved Plat of Fox Hill Estates.

B. A 2.5-foot strip of land, parallel with and adjacent to all interior lot lines, said lot lines as delineated on the final approved plat of Fox Hill Estates

3. Agreement, including the terms and conditions thereof; entered into;

By: Jeffery D. Jensen and Bonnie Jensen

And Between: City of Mount Vernon

Recorded: April 25, 1985

Auditor's No. 8504250029, records of Skagit County, Washington

Providing: Standard Participation Contract for connection to City of Mount Vernon sewer system

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

EXHIBIT "A"Exceptions
(continued)

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."

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.
7. Assessments, if any, levied by City of Mount Vernon.