

When recorded return to:
Claudia L. Weisz
4419 Orchard Avenue
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2423

Jul 01 2020

Amount Paid \$11422.60
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.: 620042430

CHICAGO TITLE
620042430

BARGAIN AND SALE DEED

THE GRANTOR(S)

Sommer Lee Carter Personal Representative to the estate of Terrill Lee Velin, deceased
for and in consideration of in hand paid, bargains, sells, and conveys to
Claudia L. Weisz, An Unmarried person as her separate estate
the following described 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.)

Tax Parcel Number(s): P124006/ 4882-000-023-0000

Subject to:

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

Dated: June 22, 2020

Sommer Lee Carter, Personal Representative to the estate of Terrill Lee Velin, deceased

BY: Sommer Lee Carter
Sommer Lee Carter

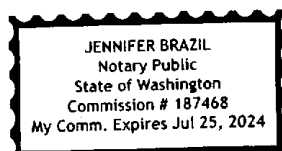
State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Sommer Lee Carter

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 Personal Representative of Terrill Lee Velin to be the
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-29-2020



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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124006/ 4882-000-023-0000

Lot 23, Plat of The Orchards PUD, according to the plat thereof, recorded on January 19, 2006, under Auditors No. 200601190126, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"**Covenants and Restrictions Concerning Arbitration and Resolution of Disputes**

1. Agreement, including the terms and conditions thereof;

Between: Irving Construction Corp. and Richard A. Ballow, et al
 Recording Date: May 27, 2005
 Recording No.: 200505270170
 Providing: Cost sharing for plat of "The Orchards"

2. 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 PLAT OF THE ORCHARDS PUD:

Recording No: 200601190126

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: January 19, 2006
 Recording No.: 200601190127

4. Liens and charges as set forth in the above mentioned declaration,

Payable to: Irving Construction Corp., et al

5. Agreement, including the terms and conditions thereof;

Between: City of Anacortes and 41st Street Waterline Association
 Recording Date: January 22, 1999
 Recording No.: 9901220116
 Providing: Latecomers Agreement

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

7. 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

EXHIBIT "B"

Covenants and Restrictions Concerning Arbitration and Resolution of Disputes
(continued)

NR Lands."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. 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.:	P124006 / 4882-000-023-0000
Levy Code:	0900
Assessed Value-Land:	\$169,100.00
Assessed Value-Improvements:	\$416,100.00

General and Special Taxes:	
Billed:	\$5,508.69
Paid:	\$2,754.39
Unpaid:	\$2,754.30
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Anacortes.
12. Assessments, if any, levied by The Orchards PUD Owner's Association.