

When recorded return to:
Cody Whittle and Abigail Whittle
28304 Minkler Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2538
Jul 10 2020
Amount Paid \$7205.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042986

CHICAGO TITLE

620042986

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wayne F. Bacus and Julie M. Bacus, also appearing of record as Julie A. Bacus, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Cody E Whittle and Abigail R M Whittle, 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.)

Lt. 4, Short Plat 90-0043 200804150100 ptn NW1/4 Sec 14-35-5

Tax Parcel Number(s): P127661/350514-2-008-0400

Subject to:

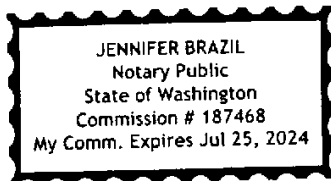
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: July 7, 2020

Wayne F. Bacus
Wayne F. BacusJulie M. Bacus
Julie M. BacusState of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Wayne F. Bacus and Julie M. Bacus
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: 7-7-2020

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P127661/350514-2-008-0400

Lot 4, SKAGIT COUNTY SHORT PLAT NO. 90-0043, approved April 10, 2008 and recorded April 15, 2008 under Auditor's File No. 200804150100, records of Skagit County, Washington; being a portion of the Northwest quarter of Section 14, Township 35 North, Range 5 East, W.M.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

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

Granted to: Skagit County
Purpose: clearing debris and flood control along Wiseman Creek
Recording Date: September 5, 1951
Recording No.: 490921
Affects: as described in said instrument
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County
Purpose: Flood Control of Wiseman Creek
Recording Date: September 19, 1963
Recording No.: 640981
Affects: a 75 foot strip adjacent to and parallel to each bank of Wiseman Creek.
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 Short Plat No. 03-89:

Recording No: 8906050028
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: ingress, egress and utilities
Recording Date: May 31, 1990
Recording No.: 9005310075
Affects: as described in said instrument
5. 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 Boundary Line Adjustment:

Recording No: 200111260217

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

6. Title Notification for Developmental activities on or adjacent to designated natural resource lands and the terms and conditions thereof
- Recording Date: March 2, 2006
Recording No.: 200603020065
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: sanitary septic drain field facility
Recording Date: April 12, 2007
Recording No.: 200704120114
Affects: as described in said instrument
8. 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. SP90-0043:
- Recording No: 200804150100
9. Plat Lot of Record Certification and the terms and conditions thereof:
- Recording Date: April 15, 2008
Recording No.: 200804150101
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: power transmission facilities, telephone communication facilities, cable television facilities and any other utilities without limitation
Recording Date: August 7, 2009
Recording No.: 200908070102
Affects: as described in said instrument
- said instrument is a Re-record of instrument under Recording No.: 200802260099
11. Covenants, conditions and restrictions 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

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

permitted by applicable law, as set forth in the document

Recording Date: April 17, 2008
Recording No.: 200804170052

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. 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."