

**When recorded return to:**  
Ritesh Dalal and Jessica Cunningham  
410 S 38th Place  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620042992

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2655

Jul 15 2020

Amount Paid \$7925.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**CHICAGO TITLE CO.**  
**620042992**  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Byron L. Cloutre, unmarried

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Ritesh Dalal and Jessica Cunningham, a married couple

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

Lot 4, "PARK RIDGE, DIVISION II", as per plat recorded in Volume 15 of Plats, Pages 187 and  
188, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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


Tax Parcel Number(s): P105885 / 4634-000-004-0003

Subject to:

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

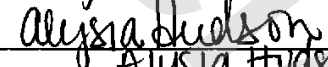
**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 12, 2020

  
Byron L. ClouatreState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Byron L. Clouatre is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 13, 2020

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

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183899 My Commission Expires 03-01-2024
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**EXHIBIT "A"**  
**Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;  
  
Purpose: All necessary slopes for cuts and fills  
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 17, 1992  
Auditor's No.: 9209170092, 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 strip of land 10 feet in width across all lots in said plat. Said strip being parallel with and coincident with all streets in said plat
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 Park Ridge Division II:  
  
Recording No: 199408110044
4. Agreement, including the terms and conditions thereof; entered into;  
By: Jeanne McNeil  
And Between: T.H.S., Inc.  
Recorded: February 3, 1993  
Auditor's No.: 9302030154, records of Skagit County, Washington  
Providing: Access and utilities
5. Agreement, including the terms and conditions thereof; entered into;  
By: City of Mount Vernon, a municipal corporation  
And Between: T.H.S., Inc.  
Recorded: October 19, 1993  
Auditor's No.: 9310190066, records of Skagit County, Washington  
Providing: Power of attorney and agreement regarding information of local improvement district
6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

**EXHIBIT "A"****Exceptions  
(continued)**

Recorded: August 31, 1994  
 Auditor's No(s): 9408310034, records of Skagit County, Washington  
 Executed By: THS, Inc., a Washington corporation

Said instrument is a re-recording of instrument (s);  
 Recorded: October 22, 1993  
 Auditor's File No(s): 9310220090, records of Skagit County, Washington

AMENDED by instrument(s):  
 Recorded: August 31, 1994  
 Auditor's No(s): 9408310035, records of Skagit County, Washington

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
 Recorded: August 31, 1994  
 Auditor's No(s): 9408310034, records of Skagit County, Washington  
 Imposed By: The Summer Ridge Owners' Association

Said instrument is a re-recording of instrument (s);  
 Recorded: December 22, 1993  
 Auditor's File No(s): 9312220090, records of Skagit County, Washington

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 Plat of PARK RIDGE DIV II:

Recording No: 9408110044

9. 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.

**EXHIBIT "A"****Exceptions  
(continued)**

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."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by Summer Ridge Homeowners Association.
12. Liability to future assessments, if any, levied by City of Mount Vernon.
13. City, county or local improvement district assessments, if any.