

When recorded return to:

Justin D. McGowan and Krista N. McGowan
10453 Ridge Place
Sedro Woolley, WA 98284

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043166

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2895

Jul 31 2020

Amount Paid \$11511.60
Skagit County Treasurer
By Bridget Ibarra Deputy

CHICAGO TITLE CO.

620043166

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aaron Robbins and Stephanie Robbins, 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 Justin D. McGowan and Krista N. McGowan, a married couple

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

Lot 3 OF SHORT CARD NO. PL-01-0346, a short plat, recorded July 17, 2002 under Auditor's File
No. 200207170088; being a portion of the East Half of the Northwest Quarter of Section 27,
Township 35 North, Range 4 East of the Willamette Meridian; 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): P119432 / 350427-2-015-0800,

Subject to:

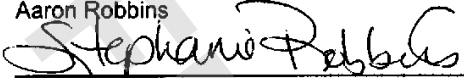
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: July 27, 2020



Aaron Robbins



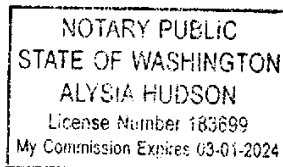
Stephanie Robbins

State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Aaron Robbins and Stephanie Robbins

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: July 30, 2020

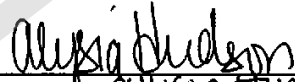

Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03-01-2024

EXHIBIT "A"
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 Card No. PL-01-0346:

Recording No: 200207170088

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

Purpose: Underground electric system, together with necessary appurtenances
Recording Date: July 17, 2002
Recording No.: 200207170088

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: November 15, 2001
Recording No.: 200111150023

4. Title Notification(s) regarding Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: September 6, 2001
Recording No.: 200109060065

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: October 26, 1992
Recording No.: 9210260016

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

Granted to: Electric transmission and/or distribution line
Purpose: Puget Sound Energy, Inc.
Recording Date: November 14, 1963

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

Recording No.: 643177

7. 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: October 21, 2002

Recording No.: 200210210125

8. 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."

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