

When recorded return to:
Bryan Fauchald and Connie Fauchald
4000 Summersun Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2932

Aug 04 2020

Amount Paid \$8003.40
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620043012

Escrow No.: 620043012

STATUTORY WARRANTY DEED

THE GRANTOR(S) James Perry and Kandice Perry, also appearing of record as James D. Perry and Kandice R. Perry, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Bryan Fauchald and Connie Fauchald, a married couple

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

Lot 12, Plat of Summersun Estates Phase 1 LU-07-023, recorded October 15, 2015 under Auditor's File No. 201510150066, 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): P132916 / 6030-000-012-0000,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 3, 2020

James Perry
James Perry
Kandice Perry
Kandice Perry

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that James Perry and Kandice Perry are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/4/2020

Julie M Dixon
Name: Julie M Dixon
Notary Public in and for the State of Wash
Residing at: Camano Island
My appointment expires: 2/2/2022

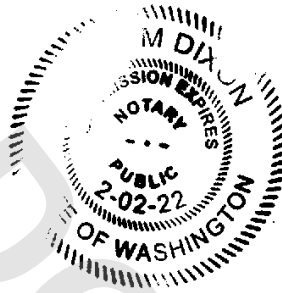


EXHIBIT "A"
Exceptions

1. Agreement to Perform including the terms, covenants and provisions thereof
Recording Date: January 7, 1985
Recording No.: 8501070019 being a re-recording of recording number 8412270018
2. No protest Agreement including the terms, covenants and provisions thereof
Recording Date: July 16, 1987
Recording No.: 8707160037
3. Reservations and recitals contained in the Deed as set forth below:
Recording Date: August 20, 1998
Recording No.: 9808200071
4. 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, together with necessary appurtenances
Recording Date: June 15, 2015
Recording No.: 201506150131
5. Quit Claim Deed Conveying Transferable Development Rights and TDR Extinguishment Document including the terms, covenants and provisions thereof
Recording Date: September 28, 2015
Recording No.: 201509280203
6. 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 permitted by applicable law, as set forth in the document
Recording Date: October 15, 2015
Recording No.: 201510150065
Modification(s) of said covenants, conditions and restrictions
Recording Date: May 22, 2018
Recording No.: 201805220058

EXHIBIT "A"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 24, 2019
Recording No.: 201909240006

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

Payable to: Summersun Estates Home Owners Association

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 SUMMERSUN ESTATES PHASE I LU-07-023:

Recording No: 201511170046

Said instrument is a re-recording of plat recorded under recording number 201510150066.

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.

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. City, county or local improvement district assessments, if any.