

When recorded return to:
William Ryder
1902 North 30th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3081
Aug 12 2020
Amount Paid \$4437.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620043192

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lynda Anne Toward, an unmarried woman for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to William Ryder, an unmarried man

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

LOT 22, PLAT OF T.J. TOWNHOUSES, AS RECORDED NOVEMBER 30, 2000, UNDER SKAGIT AUDITOR'S FILE NO. 200011300053, 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): 4769-000-022-0000, P117609,

Subject to:

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

Dated: July 21, 2020

Lynda Anne Toward
Lynda Anne Toward

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lynda Anne Toward is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/21/2020

Linda Dietrick
Name: Linda Dietrick
Notary Public in and for the State of WA
Residing at: Seaside Way
My appointment expires: 11/03/2021



EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Continental Telephone Company of the Northwest
Purpose: Construct, maintain, etc., a telephone line
Recording Date: July 22, 1977
Recording No.: 861138
2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
Grantor: State of Washington
Recording No.: 67757
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Puget Sound Power & Light Company
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Recording Date: November 5, 1985
Recording No.: 8511050076

Said instrument is a re-recording of Recording No. 8510170069.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Puget Sound Power & Light Company
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way.
Recording Date: July 2, 1986
Recording No.: 8607020048
5. Terms and Conditions of Ordinance of the City of Mount Vernon, Washington:
Ordinance: 2394-A
Regarding: Land Use
Recording Date: September 13, 1990
Recording No.: 9009130055

(Said Ordinance is to Amend Ordinance No. 1934, regarding re-zoning)
6. Terms and Conditions of Ordinance of the City of Mount Vernon, Washington:
Ordinance: 2394
Regarding: Land Use / Zoning
Recording Date: March 2, 1999
Recording No.: 9903020122
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation
Purpose: Water Pipeline Easement
Recording Date: January 27, 2000
Recording No.: 200001270030
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Puget Sound Energy, Inc.
Purpose: Utility Systems for purposes of transmission, distribution and sale of gas and electricity
Recording Date: September 12, 2000
Recording No.: 200009120116

Area Affected: The West 5 acres of the West 1/2 of the West 1/2 of the Southwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., EXCEPT that portion thereof lying within the right-of-way for State Highway No. 538, commonly known as College Way along the South line thereof, AND ALSO EXCEPT that portion thereof conveyed to the State of Washington for State Route 538, by Deed recorded under Auditor's File No. 8607060049, records of Skagit County, Washington.

EXHIBIT "A"
Exceptions
(continued)

9. 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: September 12, 2000
Recording No.: 200009120118

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 27, 2001
Recording No.: 200103270101

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 31, 2003
Recording No.: 200307310168

10. 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 TJ Townhomes:

Recording No.: 200011300053

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 permitted by applicable law, as set forth in the document

Recording Date: October 30, 2001
Recording No.: 200110300103

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 8, 2003
Recording No.: 200305080235

12. Terms and Conditions of Letter:

Recorded: April 25, 2002
Recording No.: 200204250057

13. 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."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.