

When recorded return to:
Clancey Lawrence Aguero
23067 Sagers Lane
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.: 620043314

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3095

Aug 14 2020

Amount Paid \$7525.00
Skagit County Treasurer
By Heather Beauvais Deputy

CHICAGO TITLE
620043314
STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin Jongsma, also appearing of record as Kevin A. Jongsma, and Carrie Jongsma, also appearing of record as Carrie L. Jongsma, 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 Sarah Jane Johnson, an unmarried person and Clancey Lawrence Aguero, an unmarried person

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

Lot 4, Plat of Sager's Landing, recorded May 23, 2006, under Auditor's File No. 200605230067, records of Skagit County, Washington, and being a portion of the Northwest quarter of the Southwest quarter of Section 36, Township 34 North, Range 4 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

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


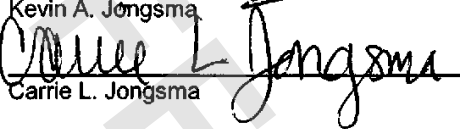
Tax Parcel Number(s): P124620/ 4893-000-004-0000

Subject to:

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


STATUTORY WARRANTY DEED
(continued)

Dated: August 12, 2020


Kevin A. Jongsma

Carrie L. Jongsma

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kevin A. Jongsma and Carrie L. Jongsma 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: August 13, 2020

Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

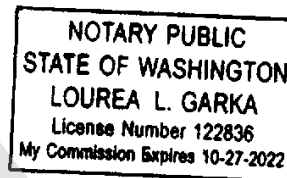


EXHIBIT "A"
Exceptions

1. 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: December 5, 2005
Recording No.: 200512050115
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2
Purpose: Sewer
Recording Date: May 2, 2006
Recording No.: 200605020149
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 the Plat of Sager's Landing:

Recording No: 200605230067
4. Protected Critical Area Easement (PCA) and the terms and conditions thereof:

Recording Date: May 23, 2006
Recording No.: 200605230069
5. 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: May 23, 2006
Recording No.: 200605230070
6. Liens and charges as set forth in the above mentioned declaration,

Payable to: Sagers Landing Owners Association

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

7. Private Roadway Maintenance Declaration and the terms and conditions thereof:

Recording Date: May 23, 2006
Recording No.: 200605230071
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.
11. Assessments, if any, levied by Sagers Landing Owners Association.