202008140138
08/14/2020 02:17 PM Pages: 1 of 4 Fees: $106.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Robert E. Kellum and Jennifer D DeCaro
18160 SE 42nd Place
Issaquah, WA 98027

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043185

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3126
Aug 14 2020
Amount Paid $6629.00
Skagit County Treasurer
By Bridget Ibarra Deputy

CHICAGO TITLE
620043185

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Feyen and Aubrey Feyen, 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 Robert E. Kellum and Jennifer D DeCaro, a married couple

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

Tract 2 of Short Plat No. MV-6-83 approved September 1, 1983 and recorded September 20, 1983 under Auditor's File No. 8309200011 in Volume 6 of short plats, page 84, records of Skagit County, Washington, Washington, being a portion of the Northwest quarter of the Northeast quarter of Section 17, Township 34 North, Range 4 East of W.M.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P25862/340417-1-004-0506

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: August 5, 2020

Joshua Feyen

Aubrey Feyen

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Joshua Feyen and Aubrey Feyen 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: August 05 2020

Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

JANA K QUINN
Commission Expires
06-29-2023
NOTARY
PUBLIC
License Number 179517
STATE OF WASHINGTON

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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 PLAT NO. MV-6-83:

   Recording No: 8309200011

2. 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: November 9, 1979
   Recording No.: 7911090023

   Modification(s) of said covenants, conditions and restrictions

   Recording Date: February 1, 1980
   Recording No.: 8002010053

   Said covenant and amendment thereto, were annexed as to said premises by instrument recorded under Auditor's File No. 8312090030

3. Agreement including the terms, covenants and provisions thereof

   Recording Date: October 21, 1980
   Recording No.: 8010210036

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

   Granted to: Puget Sound Power & Light Company
   Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
   Recording Date: March 22, 1984
   Recording No.: 8403220070

5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

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EXHIBIT "A"

Exceptions
(continued)

"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."

6. Snohomish County "Right to Farm" Disclosure Statement as recorded under Recording No. 201711030118.

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

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

9. Assessments, if any, levied by City of Mount Vernon.

10. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.