

When recorded return to:

Robert L. Fitzpatrick and Judith S. Fitzpatrick
18137 Fox Hollow Lane
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3155

Aug 17 2020

Amount Paid \$12321.50

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

620043677

Escrow No.: 620043677

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Glen Mannon and Kelli Rae Mannon, 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 Robert L. Fitzpatrick and Judith S. Fitzpatrick, a married couple

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

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

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

Lot(s): 1, Skagit County Short Plat No. PL00-0345

NW 19.36-4

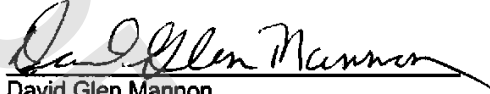
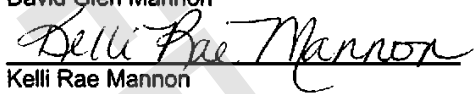
Tax Parcel Number(s): P118588 / 360419-0-001-0300

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 12, 2020


David Glen Mannon
Kelli Rae MannonState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that David Glen Mannon and Kelli Rae Mannon 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.

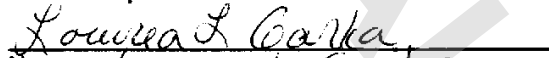
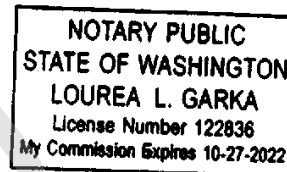
Dated: August 13, 2020
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118588 / 360419-0-001-0300

Parcel A:

Lot 1, Short Plat No. PL00-0345, approved November 13, 2001 and recorded under Auditor's No. 200111130172, and being a portion of the Northwest 1/4, Section 19, Township 36 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

Parcel B:

A non-exclusive easement for ingress, egress and utilities over, under and across Fox Hollow Lane, as described in instrument recorded September 15 2000, under Auditor's File No. 200009150024.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

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

Granted to: Trans Mountain Oil Pipe Line Corporation
Purpose: pipe line or pipe lines
Recording Date: August 18, 1954
Recording No.: 505361
2. Lot Certificates, including the terms, covenants and provisions thereof

Recording No.: 9810120141
Recording No.: 9810120142
Recording No.: 9810120143
Recording No.: 9810120144
Recording No.: 9810120145
Recording No.: 9810120146
Recording No.: 9901120132
Recording No.: 9901120133
Recording No.: 9901120134
Recording No.: 9901120135
Recording No.: 9901120136
Recording No.: 9901120137
Recording No.: 9901120138
Recording No.: 9901120139
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: James Darin Jensen, Amy Louise Jensen
Purpose: Ingress, egress and utilities
Recording Date: October 6, 1999
Recording No.: 199910060081
4. 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 21, 2000
Recording No.: 200011210071

Amended:

Recording No.: 200112210075

EXHIBIT "B"**Exceptions
(continued)**

Recording No.: 200207260058

Restatement of Declaration of Covenants, Conditions, Restrictions and Reservations for the Fox Hollow Lane Community Association, including the terms, covenants and provisions thereof

Recording No.: 200502070028

5. Infrastructure Agreement, including the terms, covenants and provisions thereof

Recording Date: November 30, 2000

Recording No.: 200011300150

6. Declaration of Covenants for the Fox Hollow Water System Association, including the terms, covenants and provisions thereof

Recording Date: December 2, 2002

Recording No.: 200212020307

7. 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 Skagit County Short Plat No. PL00-0345:

Recording No.: 200111130172

8. Protected Critical Area Site Plan and/or Easement, including the terms, covenants and provisions thereof

Recording Date: July 2, 2001

Recording No.: 200107020130

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

Granted to: James Company, LLC, James Darin and Amy Louise Jensen, husband and wife

Purpose: Utilities

Recording Date: September 15, 2000

Recording No.: 200009150024

10. Aerobic Treatment Unit Service Agreement, including the terms, covenants and provisions thereof

EXHIBIT "B"

**Exceptions
(continued)**

Recording Date: August 27, 1976
Recording No.: 200308270076

11. Agreement Waiver Agreement, including the terms, covenants and provisions thereof

Recording Date: January 26, 2005
Recording No.: 200501260062

12. Quit Claim Deed regarding Water and Easement Rights, including the terms, covenants and provisions thereof

Recording Date: August 2, 2005
Recording No.: 200508020075

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

14. Assessments, if any, levied by Fox Hollow Water System Association.

15. Assessments, if any, levied by Fox Hollow Lane Association.

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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 14, 2020

between Robert L. Fitzpatrick Judith S Fitzpatrick ("Buyer")
Buyer Buyer
and David Mannon Kellie Mannon ("Seller")
Seller Seller
concerning 18137 Fox Hollow Lane Bow WA 98232 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Robert L. Fitzpatrick 7-14-2020
Buyer Date
J. Sandra Fitzpatrick 7-14-2020
Buyer Date

Authentication
David Mannon 07/15/2020
Seller
Kellie Mannon 07/15/2020
Seller
Kellie Mannon 8/13/2020
Date
Kellie Mannon 08/13/2020
Date