

When recorded return to:

Aaron M. Pomerinke and Breeanna D. Pomerinke
31808 W Lake Ketchum Rd
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3394

Aug 28 2020

Amount Paid \$7525.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043445

CHICAGO TITLE
020043445

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jon Anderson and Ashley Anderson, 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 Aaron M. Pomerinke and Breeanna D. Pomerinke, a married couple

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

Lot 9, PRAIRIE ACRES III, according to the plat thereof recorded in Volume 12 of Plats, page 74, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

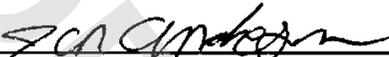
Tax Parcel Number(s): P81585/ 4407-000-009-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 18, 2020

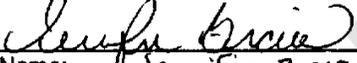


Jon Anderson


Ashley Anderson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jon Anderson and Ashley Anderson 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: 8-24-2020


Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

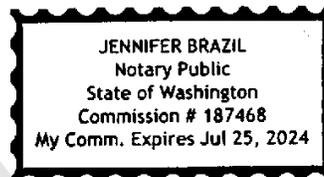


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: May 23, 1974
Recording No.: 801231
In favor of: Willard M. Hendrickson, et ux, their successors and assigns
For: Wells and water system, together with necessary appurtenances
Affects: Exact location is undisclosed of record

AMENDED by instrument:

Recording Date: January 21, 1977
Recording No.: 849733

2. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: August 2, 1973
Recording No.: 788858
In favor of: Gloria Kendall
For: Ingress, egress and utilities

AMENDED by instrument:

Recording Date: February 3, 1977
Recording No.: 850430

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 PRAIRIE ACRES III:

Recording No: 7909050005

4. 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, 1974
Recording No.: 801289

Modification(s) of said covenants, conditions and restrictions

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

Recording Date: August 22, 1977
Recording No.: 863199

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: June 26, 1978
Recording No.: 882158

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 23, 1988
Recording No.: 8805230041

6. 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: April 13, 1979
Recording No.: 7904130021

7. 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: June 18, 1974
Recording No.: 802415

8. Provisions contained in the articles of incorporation and bylaws of Prairie Acres Water System, including any liability to assessment lien.

Recording No.: 200507150164
Recording No.: 201611140051

9. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

EXHIBIT "A"Exceptions
(continued)

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. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Skagit Prairie Community Association.
12. 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: August 4, 2020
Recording No.: 202008040110

13. Liens and charges as set forth in the above mentioned declaration,
Payable to: Skagit Prairie Acres Community Association
14. Liens and charges as set forth in the above mentioned declaration,
Payable to: Prairie Acres Water System