

When recorded return to:
Joshua Laitila and Debbie Laitila
3116 Dakota Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3437

Aug 31 2020

Amount Paid \$6645.00
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.: 620043880

CHICAGO TITLE
620043880

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dennis C. Rabe and Karen L. Rabe, 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 Joshua Laitila and Debbie D Laitila, husband and wife

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): 21 EASTGATE SOUTH

Tax Parcel Number(s): P123927 / 4881-000-021-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 24, 2020



Dennis C. Rabe



Karen L. Rabe

State of WACounty of Skagit

I certify that I know or have satisfactory evidence that

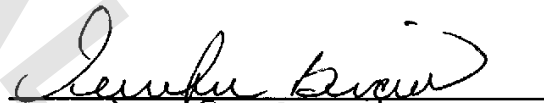
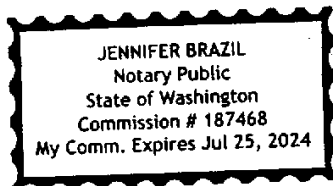
Dennis C. Rabe and Karen L. Rabe
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 8-25-2020
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123927 / 4881-000-021-0000

Lot 21, "PLAT OF EASTGATE SOUTH, according to the plat thereof, recorded January 6, 2006, under Auditor's File No. 200601060119, records of Skagit County, Washington.

Situate in Skagit County, State of Washington.

EXHIBIT "B"

Exceptions

1. **RESERVATION CONTAINED IN DEED**
 Executed by: W.M. Lindsey and Emma S. Lindsey, husband and wife
 Recorded: April 17, 1902
 Auditor's No.: 39602, Volume 44 of Deeds, page 499
 As Follows: Excepting and reserving all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same.

 We have made no determination as to the current ownership of said reservation.
2. **MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:**

 Short Plat No.: 8-80
 Recorded: May 30, 1980
 Auditor's No.: 8005300027
3. **MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:**

 Recorded: May 10, 1991
 Auditor's No.: 9105100035
4. **EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**
 Grantee: Puget Sound Energy, Inc., a Washington corporation
 Dated: November 17, 2005
 Recorded: December 5, 2005
 Auditor's No.: 200512050116
 Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected:
Easement No. 1:
 All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)
Easement No. 2:
 A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.
5. **Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or**

EXHIBIT "B"Exceptions
(continued)

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 **EASTGATE SOUTH:**

Recording No: 200601060119

6. 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by City of Mount Vernon.
9. City, county or local improvement district assessments, if any.