

When recorded return to:

Brady Biddix
807 Sauk Mountain Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3663

Sep 15 2020

Amount Paid \$4805.00
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.: 620043967

CHICAGO TITLE
620043967

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth Nason and Deborah Nason, 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 Brady Biddix, an unmarried person and Kit N. Hipple, an unmarried person

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

LOT 2, ELK RUN ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE 173, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING AN AMENDMENT OF THE PLAT AMENDMENT OF THE PLAT OF MAX SUTTON ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 161 AND 162, RECORDS OF SKAGIT COUNTY, WASHINGTON; WHICH IS AN AMENDMENT OF THE PLAT OF MAX SUTTON ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 127 AND 128, 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): P105042 / 4619-000-002-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 11, 2020

Kenneth Nason
Kenneth Nason
Deborah Nason
Deborah Nason

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kenneth Nason and Deborah Nason 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: 9-11-2020
Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

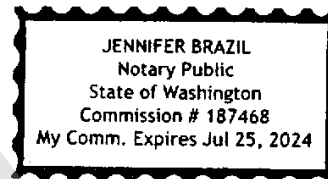


EXHIBIT "A"

Exceptions

1. 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. 90-69:

Recording No: 9107290052

2. 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 Max Sutton Estates, recorded in Volume 15 of Plats, Pages 127 and 128:

Recording No: 9401070082

Amendment of the Plat of Max Sutton Estates recorded in Volume 15 of Plats, Pages 161 and 162 in Recording No. 9403110077.

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 Elk Run Estates, recorded in Volume 15 of Plats, Page 173:

Recording No: 9405200050

4. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: August 11, 1965
 Auditor's No.: 670280, records of Skagit County, Washington
 In favor of: Bechtel Corporation
 For: Pipeline right-of-way

5. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: February 5, 1992
 Auditor's No.: 9202050076, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

EXHIBIT "A"

Exceptions
(continued)

Affects: Said premises, the exact location and extent of said easement is undisclosed
of record

6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 17, 1992
Auditor's No.: 9208170064, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises, the exact location and extent of said easement is undisclosed
of record
7. 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: February 4, 1997
Recording No.: 9702040089
8. Covenants against blasting without notice within 300 feet of transmission line, and the terms and conditions therein;

Recording Date: September 19, 1930
Recording No.: 237288
9. 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, 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 in the document

Recording Date: September 17, 1991
Recording No.: 9109170014
10. 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, 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 in the document

Recording Date: January 7, 1994
Recording No.: 9401070083

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

11. 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, 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 in the document

Recording Date: May 23, 1994
Recording No.: 9405230140

12. 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."

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 City of Hamilton.
15. City, county or local improvement district assessments, if any.