

When recorded return to:

Ezra Epstein
Foot on Earth LLC
PO Box 23096
Seattle, WA 98102

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3736

Sep 18 2020

Amount Paid \$645.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620043905

Escrow No.: 620043905

STATUTORY WARRANTY DEED

THE GRANTOR(S) David O. Cummins, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Foot on Earth LLC, A Washington Limited Liability Company

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

THE EAST 1/2 OF LOT 10, EXCEPT THE NORTH 150 FEET THEREOF, EVERETT'S FERTILE
ACRES, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGES 16 AND 17, 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): P65219 / 3910-000-010-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 24, 2020

David O. Cummins
David O. Cummins

State of Alaska
County of 1st Judicial Dist

I certify that I know or have satisfactory evidence that David O. Cummins is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/17/2020

Colleen McKenzie
Name: Colleen McKenzie
Notary Public in and for the State of AK
Residing at: TUNIAU, ALASKA
My appointment expires: 11.11.2023

COLLEEN MCKENZIE
Notary Public, State of Alaska
Commission # 191111001
My Commission Expires
November 11, 2023

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 Everetts Fertile Acres, recorded in Volume 7 of Plats, Pages 16 and 17:

Recording No: 502474

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, 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: November 10, 1969
 Recording No: 732789

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Roadway Easement
 Recording Date: June 8, 1972
 Recording No.: 769393
 Affects: The East 20 feet of Lot 10

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

Purpose: Driveway Easement
 Recording Date: September 28, 1972
 Recording No.: 774648
 Affects: The East 20 feet of Lot 10

5. ByLaws of River Lane Community Club

Recording Date: September 5, 2001
 Recording No.: 200109050048

Revised ByLaws recorded February 22, 2012 under Recording No. 201202220054.

6. Any unpaid assessments or charges and liability to further assessments or charges, for which

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

a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: River Lane Community Club
Recording Date: September 5, 2001
Recording No.: 200109050048

7. 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."

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