

When recorded return to:

Steven Knott and Ashley Knott
11228 Morford Road
Sedro-Woolley, WA 98284

STATUTORY WARRANTY DEED

GNW 20-5837

THE GRANTOR(S) Bernadene F. Lacer, as her separate estate, 12530 Admiralty Way, G103, Everett, WA 98204,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Steven Knott and Ashley Knott, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:

Section 32, Township 35 North, Range 5 East - SE SW (aka Lot 3, Rev. SP 96-0085)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P111595

Dated: 9/17/2020

Bernadene Fae Lacer
Bernadene Fae Lacer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3756

Sep 18 2020

Amount Paid \$6885.00

Skagit County Treasurer

By Heather Beauvais Deputy

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STATE OF WASHINGTON
COUNTY OF SKAGIT *Snohomish*

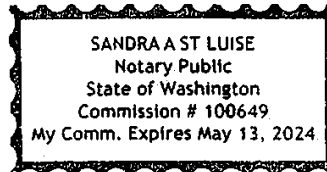
I certify that I know or have satisfactory evidence that Bernadene Fae Lacer is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 17th day of September, 2020

Sandra A St Luise
Signature

Notary Public
Title

My appointment expires: *May 13, 2024*



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 11228 Morford Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P111595

Property Description:

Lot 3, REVISED SKAGIT COUNTY SHORT PLAT NO. 96-0075, approved November 12, 1999, and recorded November 12, 1999, under Auditor's File No. 199911120077, records of Skagit County, Washington; being a portion of Skagit County Short Plat No. 96-0075, approved April 20, 1997, and recorded April 24, 1997, in Volume 12 of Short Plats, page 195 and 196, under Auditor's File No. 9704250033, records of Skagit County, Washington; being a portion of the North Half of the North Half of the Southeast Quarter of the Southwest Quarter, Section 32, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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EXHIBIT B

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1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. Easement, affecting a portion of subject property for the purpose of Laying and maintaining a water line and erecting and maintaining a telephone line including terms and provisions thereof granted to Skagit Improvement Company recorded July 22, 1910 as Auditor's File No. 80393

11. RESERVATIONS CONTAINED IN DEED:

Executed by: United States of America

Recorded: December 23, 1943

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Auditor's File No.: 368002

12. Agreement, affecting subject property, regarding Water Service Agreement and the terms and provisions thereof between Joseph V. Lacer and Bernadene F. Lacer, husband and wife and Public Utility District No. 1 of Skagit County, recorded July 22, 1997 as Auditor's File No. 9707220001.

13. Agreement, affecting subject property, regarding Native Growth Protection Area and the terms and provisions thereof between Joseph Lacer and Skagit County, recorded August 8, 1997 as Auditor's File No. 9708080074.

14. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded October 2, 1997, as Auditor's File No. 9710020039.

15. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 96-0075 recorded November 12, 1999 as Auditor's File No. 199911120077.

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