

When recorded return to:

Scott Bareither and Jennifer Bareither
321 202nd Street SE
Bothell, WA 98012

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044198

CHICAGO TITLE

620044198

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jacob R. Sherwood and Chelsea K. Sherwood, 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 Scott Bareither and Jennifer Bareither, a married couple

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

LOT 3, FOREST PARK ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED
FEBRUARY 11, 2009 UNDER AUDITOR'S FILE NO. 200902110084, 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): P128273 / 4980-000-003-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3869

Sep 25 2020

Amount Paid \$8539.00

Skagit County Treasurer

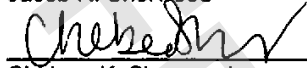
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 22, 2020



Jacob R. Sherwood



Chelsea K. Sherwood

State of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that

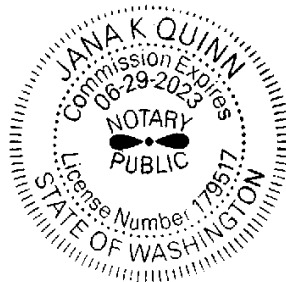
Jacob R. Sherwood and Chelsea K. Sherwoodis/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: September 23, 2020
Name: Jana K. QuinnNotary Public in and for the State of WashingtonResiding at: ArlingtonMy appointment expires: 06/29/2023

EXHIBIT "A"

Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: April 1, 1921
Auditor's No.: 148894, records of Skagit County, Washington
Executed By: State of Washington
Affects: Northeast Quarter of the Southeast Quarter of Section 16-35N-7E
As Follows:

Right of State of Washington or it's successor, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

2. Matters disclosed on Survey:

Recorded: January 31, 1986
Volume/Page: Volume 6 of Surveys, page 182
Auditor's File No.: 8601310003

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: April 20, 1987
Auditor's No(s): 8704200015, records of Skagit County, Washington
In favor of: State of Washington, acting by and through the Department of Natural Resources
For: The purpose of construction, reconstruction, use and maintenance of a road or roads for the purpose of hauling forest products and other valuable materials
Affects: Easement upon, over and along rights of way thirty (30) feet in width over and across the Northeast Quarter and Southeast Quarter

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 91-099:
Recording No: 9305280027

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

5. Terms, conditions, and restrictions of that instrument entitled Variance;
 Recorded: August 11, 1998; August 26, 1998
 Auditor's No(s): 9808110003; 9808260025, records of Skagit County, Washington
6. Terms, conditions, and restrictions of that instrument entitled Title Notification;
 Between: Skagit County
 And: Louis Requa et al
 Recorded: August 23, 2002
 Auditor's No(s): 200208230147, records of Skagit County, Washington
 Affects: This parcel lies within an area or within 500 feet of land designated as
 natural resource land
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Energy, Inc.
 Purpose: Electric transmission and/or distribution line, together with necessary
 appurtenances
 Recording Date: July 17, 2006
 Recording No.: 200607170156
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Forest Park Estate:
 Recording No: 200902110084
9. Plat Lot of Record Certification
 Recording Date: February 11, 2009
 Recording No.: 200902110085
10. Terms, conditions, and restrictions of that instrument entitled Maintenance Declaration;
 Auditor's No.: 200902110086
11. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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

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

covenant or restriction is permitted by applicable law;

Recorded: February 11, 2009

Auditor's No(s): 200902110087, records of Skagit County, Washington

Executed By: Forest Park Estates, LLC

12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: February 11, 2009

Auditor's No.: 200902110087, records of Skagit County, Washington

Imposed By: Forest Park Estates Homeowner's Association

13. 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."

14. Skagit County Right to Manage Natural Resource Lands Disclosure

Recording Date: June 21, 2018

Recording No.: 201806210042

15. Proof of Mitigated Water Supply (Existing User)

Recording Date: August 18, 2020

Recording No.: 202008180020

EXHIBIT "A"

Exceptions
(continued)

16. City, county or local improvement district assessments, if any.