

When recorded return to:
Michael Leahy and Jennifer Leahy
1017 Umbarger Court
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4203
Oct 13 2020
Amount Paid \$6851.40
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
620044149

Escrow No.: 620044149

STATUTORY WARRANTY DEED

THE GRANTOR(S) Baljinder Singh and Karamjeet Kaur, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael Leahy and Jennifer Leahy, a married couple

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

LOT 1, PLAT OF MAIBEN GLEN DIVISION 3, AS PER PLAT RECORDED ON AUGUST 5, 2019 UNDER RECORDING NUMBER 201908050121, 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): P134875 /
6067-000-001-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 9, 2020

Baljinder Singh
Baljinder Singh

Karamjeet Kaur
Karamjeet Kaur

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Baljinder Singh and Karamjeet Kaur 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: 10/12/2020

Julie M Dixon
Name: Julie M Dixon
Notary Public in and for the State of WASH
Residing at: Camano Island
My appointment expires: 2/2/2022

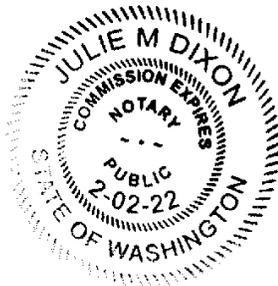


EXHIBIT "A"
Exceptions

1. Terms and conditions of City of Burlington Ordinance No. 1079
Recording Date: February 7, 1986
Recording No.: 8602070030
2. Grant of Easement and the terms and conditions thereof
Recording Date: April 22, 2009
Recording No.: 200904220097
3. 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 13, 2009
Recording No.: 200907130127
Affects: As described therein
4. Terms and conditions of Quit Claim Deed Boundary Line Adjustment
Recording Date: April 22, 2009
Recording No.: 200904220096
5. Terms and conditions of Quit Claim Deed Boundary Line Adjustment
Recording Date: March 30, 2010
Recording No.: 201003300016
6. Terms and conditions of Quit Claim Deed Boundary Line Adjustment
Recording Date: August 13, 2010
Recording No.: 201008130064
7. 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 Survey:

Recording No: 201008160071

EXHIBIT "A"Exceptions
(continued)

8. 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: June 4, 2013
Recording No.: 201306040050

9. Liens and charges as set forth in the above mentioned declaration,

Payable to: Helgeson 32 Long Plat Association

10. Terms and conditions of Quit Claim Deed Boundary Line Adjustment

Recording Date: May 1, 2015
Recording No.: 201505010100

11. 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: March 27, 2017
Recording No.: 201703270148
Affects: As described therein

Amended by:
Recording Date: May 22, 2017
Recording No.: 201705220132

12. 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: February 8, 2018
Recording No.: 201802080042

13. 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,

EXHIBIT "A"Exceptions
(continued)

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 the Plat of Maiben Glen, Division 3:

Recording No: 201908050121

14. 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."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by City of Burlington.
18. Assessments, if any, levied by Helgeson 32 Long Plat Association.