

When recorded return to:
Frank C. Spane
2300 Earl Court
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4416

Oct 23 2020

Amount Paid \$5381.00

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
020044845

Escrow No.: 620044845

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kyle M. List, 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 Frank C. Spane, an unmarried person

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

LOT 28 PLAT OF JASMINE PLACE, ACCORDING TO THE PLAT THEREOF RECORDED
FEBRUARY 28, 2002, UNDER AUDITOR'S FILE NO. 200202280026, 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): P118986 / 4791-000-028-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 21, 2020

Kyle M. List

Kyle M. List

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kyle M. List 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: October 21, 2020

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of WASHINGTON
Residing at: Ashterton
My appointment expires: 06/29/2023

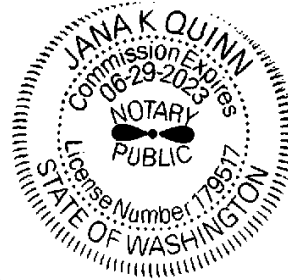


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 4, 1991
Auditor's No(s): 9102040072, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 5, 1991
Auditor's No(s): 9103050066, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 24, 2001
Auditor's No(s): 200108240008, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: A public sidewalk together with the right to construct, maintain, and replace said sidewalk, and together with rights of access over and through said easement area at any and all times for the purpose of doing anything necessary, useful, or convenient for the enjoyment of the easement hereby granted

4. Easement, including the terms and conditions thereof, created by instrument;
Recorded: September 6, 2001
Auditor's No.: 200109060034, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

Easement No. 3: All areas located within a 10 feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven, surfaces shall be located within a 5 foot perimeter or all of Grantees' ground-mounted or semi-buried vaults, pedestals, transformers and/or handholds

5. Exceptions and reservations as contained in instrument;
Recorded: August 17, 1900
Auditor's No.: 34055, records of Skagit County, Washington

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

Executed By: W.M. Lindsey and Emma S. Lindsey, his wife
 As Follows: All coal and other minerals are reserved and excepted from this conveyance

6. 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 **PLAT OF JASMINE PLACE:**

Recording No: 200202280026

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Dated: December 12, 2001

Recorded: December 24, 2001

Auditor's No(s): 200112240134, records of Skagit County, Washington

Executed By: Northern Reign Development Company, L.L.C.

8. 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 covenant or restriction is permitted by applicable law;

Recorded: February 28, 2002

Auditor's No(s): 200202280025, records of Skagit County, Washington

Executed By: Northern Reign Development

9. 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

EXHIBIT "A"Exceptions
(continued)

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."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by City of Mount Vernon.
12. City, county or local improvement district assessments, if any.