

When recorded return to:
Walter Lawrence Harrison, Jr. and Marcella Lynn
Harrison
4791 Ivan Lane
Sedro Woolley, WA 98284

STATUTORY WARRANTY DEED

Order No.: 20-5992WA
Title Order No.: 20-5992WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4468
Oct 27 2020
Amount Paid \$8450.00
Skagit County Treasurer
By Marissa Guerrero Deputy

THE GRANTOR(S)

Jeffrey A Frey and Margaret A Frey, a married couple

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

Walter Lawrence Harrison, Jr. and Marcella Lynn Harrison, husband and wife

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

See Exhibit A attached hereto and by this reference incorporated herein and made a part
hereof.

Abbreviated Legal: LT 5, PRAIRIE ACRES III

Tax Parcel Number(s): P81581

**INSURED BY
CHICAGO TITLE**

620043768

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED IN SCHEDULE A, ATTACHED HERETO AND INCORPORATED HEREIN.

Easement, including the terms and conditions thereof, granted by instrument(s); Recording Date: May 23, 1974 Recording No.: 801231 In favor of: Willard M. Hendrickson, et ux, their successors and assigns For: Wells and Water system, together with necessary appurtenances Affects: Exact location is undisclosed of record Amended by instrument(s): Recording Date: January 21, 1977 Recording No.: 849733

2. Covenants, conditions, restrictions and easements 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: May 23, 1974 Recording No.: 801289 Modification(s) of said covenants, conditions and restrictions Recording Date: January 21, 1977 Recording No.: 863199

3. Covenants, conditions, restrictions and easements 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: December 30, 1977 Recording No.: 871242

4. Covenants, conditions, restrictions and easements 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 26, 1978 Recording No.: 882158 Modification(s) of said covenants, conditions and restrictions Recording Date: May 23, 1988 Recording No.: 8805230041

5. Covenants, conditions, restrictions and easements 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: April 12, 1979 Recording No.: 7904130021

6. Liens and charges as set forth in the above mentioned declaration(s), Payable to: Skagit Prairie Acres Community Association

7. Liens and charges as set forth in the above mentioned declaration(s), Payable to: Willard M. Hendrickson, et ux, their successors and assigns, doing business as Prairie Acres Water System

8. Agreement, including the terms and conditions thereof; Executed By: Skagit County Recording Date: August 28, 1991 Recording No.: 9108280060 Providing: Alternative Sewage System

9. Covenants, conditions, restrictions and easements 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: May 17, 1978 Recording No.: 879686

10. 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 PRAIRIE ACRES III: Recording No: 7909050005

Dated: October 23, 2020

JA Frey
Jeffrey A Frey
M. Frey
Margaret A Frey

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Jeffrey Frey and Margaret Frey is the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

Dated 10-25-2020

Carola Voegeli

CAROLA VOEGELI
Notary Public
State of Washington
My Commission
176669
My Commission Expires
FEBRUARY 13, 2023

Notary Public in and for the State of Washington
Residing at: Oak Harbor
Appointment Expiration: 2-13-2023

EXHIBIT A
Legal Description

Lot 5, PRAIRIE ACRES III, according to the plat thereof recorded in Volume 12 of Plats, page 74, records of Skagit County, Washington.

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED IN SCHEDULE A, ATTACHED HERETO AND INCORPORATED HEREIN.