

When recorded return to:
Shawn Rawls
7779 Frederickson Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4684

Nov 05 2020

Amount Paid \$3885.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY

6200444460A

Escrow No.: 245430799

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nona Martin and Garrett Martin, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Shawn Rawls, an unmarried person

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

Exhibit "A" attached hereto and by this reference made a part hereof.

Abbreviated Legal: (Required if full legal not inserted above.)

LOT 2, SCSP#PL02-0221; SE SE 12-35-4

Tax Parcel Number(s): P120877

Subject to:

Subject to Exhibit "B"

STATUTORY WARRANTY DEED
(continued)

Dated: October 1, 2020

Nona Martin
Nona Martin
Garrett Martin
Garrett Martin

State of Utah
County of Sanpete

I certify that I know or have satisfactory evidence that Nona Martin and Garrett Martin 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: 10/2/2020
Billie Jo Vazquez
Name: Billie Jo Vazquez
Notary Public in and for the State of Utah
Residing at: Moore
My appointment expires: 05/19/2021



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P120877 / 350412-0-009-0200

Lot 2 of SKAGIT COUNTY SHORT PLAT NO. PL02-0221, recorded October 6, 2003, under Auditor's File No. 200310060073, records of Skagit County, Washington, and being a portion of the Southeast Quarter of the Southeast Quarter of Section 12, Township 35 North, Range 4 East of the Willamette Meridian.

Together with an easement for access and utilities as shown on the face of SKAGIT COUNTY SHORT PLAT NO. PL02-0221, recorded October 6, 2003, under Auditor's File No. 200310060073, records of Skagit County, Washington, and being a portion of the Southeast Quarter of the Southeast Quarter of Section 12, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, State of Washington.

Exhibit "B"

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Althea Fyfe
Purpose: Road commonly known as Loch-Haven Drive, access to Lake Fascination, formerly known as Bottomless Lake, and right to use said lake
Recording Date: October 13, 1970
Recording No.: 744523

Agreement by and between E.K. Everett and Mary Anne Everett and various property owners including the terms, covenants and provisions thereof

Recording No.: 596946
Recording No.: 645835
Recording No.: 749451

3. Protected Critical Area site Plan including the terms, covenants and provisions thereof

Recording Date: July 9, 1999
Recording No.: 9907090010

4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Exceptions and reservations as contained in instrument A non-exclusive right reserved by the sellers for the right to use said lake for swimming, fishing, boating without a motor and to use and maintain an existing dock on said lake including the terms, covenants and provisions thereof

Recording Date: June 16, 1967
Recording No.: 700763

6. 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: March 16, 1970
Recording No.: 736943

Exhibit "B"

(cont.)

Agreement for maintenance including the terms, covenants and provisions thereof

Recording Date: October 6, 2003

Recording No.: 200310060072

8. Aerobic Treatment Unit Service Agreement including the terms, covenants and provisions thereof

Recording Date: February 17, 2004

Recording No.: 200402170174

9. 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 SKAGIT COUNTY SHORT PLAT NO. PL02-0221:

Recording No.: 200310060073