

When recorded return to:
M. Kelly Schols
2507A River Vista Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4792
Nov 12 2020
Amount Paid \$5605.00
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

Escrow No.: 620042859

CHICAGO TITLE
620042859

STATUTORY WARRANTY DEED

THE GRANTOR(S) Manhas Holding, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to M. Kelly Schols, an unmarried man

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

Tract 2, Short Plat No. MV 3-92, approved February 27, 1992 and recorded February 28, 1992, under Auditor's File No. 9202280046, in Volume 10 of Short Plats, pages 64 and 65, records of Skagit County, Washington; being a portion of the Northeast ¼ of the Southwest ¼ of Section 16, Township 34 North, Range 4 East, W.M.,

EXCEPT any portion lying within College Way (SR 538).

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104938 / 340416-0-002-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 10, 2020

Manhas Holding, LLC

BY: Jatinder Singh Manhas
Jatinder Singh Manhas

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jatinder Singh Manhas is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Member of Manhas Holding, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11.10.2020
Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires 03.01.2024

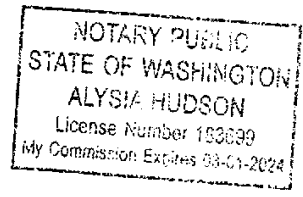


EXHIBIT "A"
Exceptions

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

Granted to:	City of Mount Vernon
Purpose:	Drainage facilities
Recording Date:	June 17, 1976
Recording No.:	837044

2. Agreement and the terms and conditions thereof:

Recording Date:	March 18, 1992
Recording No.:	9203180120

Amendment to said Agreement recorded July 30, 1992 under Auditor's File No. 9207300071

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

Granted to:	Public Utility District No. 1 of Skagit County
Purpose:	Transportation of water
Recording Date:	May 17, 1993
Recording No.:	9305170063

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

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	July 13, 1993
Recording No.:	9307130081
Affects:	Portion of said premises

5. 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 SHORT PLAT NO. MV 3-92:

Recording No: 9202280046

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

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

document:

Granted to: For the benefit of the owners of Tract 1 of said Short Plat No. MV 3-92
 Purpose: Ingress, egress and utilities
 Recording Date: April 12, 1993
 Recording No.: 9304120115
 Affects: Portion of said premises

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

Granted to: For the benefit of Lot 2 of said Short Plat No. MV 3-92
 Purpose: Drainage easement
 Recording Date: April 12, 1993
 Recording No.: 9304120116
 Affects: Portion of said premises

8. Reciprocal Easement Agreement and the terms and conditions thereof:

Recording Date: December 7, 1995
 Recording No.: 9512070082

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

Granted to: Public Utility District No. 1
 Purpose: Construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water
 Recording Date: November 24, 1999
 Recording No.: 199911240015
 Affects: Portion of said premises

10. Agreement and the terms and conditions thereof:

Recording Date: November 24, 1999
 Recording No.: 199911240016

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: February 4, 2003

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

Recording No.: 200302040108
Affects: Portion of said premises

12. 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."

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