

When recorded return to:

Jeffrey Hunter Lewis and Karlene Ann Lewis
22968 Methow Court
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4826

Nov 13 2020

Amount Paid \$10319.00

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.: 620045102

CHICAGO TITLE
620045102

STATUTORY WARRANTY DEED

THE GRANTOR(S) Crystal K Allison and Bradley Allison, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jeffrey Hunter Lewis and Karlene Ann Lewis, husband and wife

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

LOT 13, PLAT OF CREEKSIDE MEADOWS, ACCORDING TO THE PLAT THEREOF
RECORDED FEBRUARY 9, 2010, UNDER AUDITOR'S FILE NO. 201002090002, 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): P130056 / 4991-000-013-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: November 6, 2020

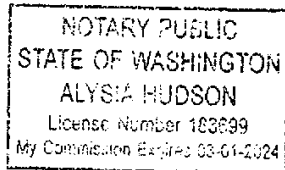
Crystal K. Allison
Crystal K. Allison

Bradley Allison
Bradley Allison

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Crystal K. Allison and Bradley Allison
is/are 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
for the uses and purposes mentioned in this 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. Agreement, including the terms and conditions thereof; entered into;
Recorded: May 24, 1917
Auditor's No. 119184, records of Skagit County, Washington
Providing: Dedication of property as public highway

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 18, 1956
Auditor's No(s).: 543043, records of Skagit County, Washington
In favor of: Harold Gribble, et ux, et al
For: To enter upon and clear out obstructions in the bed, and lower the bed of Nookachamps Creek
Affects: Portion of subject property

3. Matters as disclosed and/or delineated on the face of the following Short Plat:

Short Plat No.: 89-79
Recorded: December 19, 1979
Auditor's File No.: 7912190032

Said matters include but are not limited to the following:

Lot 1 will be served by an individual well. Skagit County requires a 100 foot radius well control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any buildings or drilling any wells, and the buyers should cooperate in the location of wells to prevent problems with these overlapping control zones.

Water – Existing well for Lot 1 only; Lot 2 – Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the Plat and the buyer should inquire and investigate as to availability of said water.

Sewer – Individual septic tanks

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 16, 1987
Auditor's No(s).: 8706160048, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

5. Terms, conditions, and restrictions of that instrument entitled "Notice of Moratorium on Non-Forestry Use of Land":

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

Recorded: May 28, 2002
Auditor's No(s): 200205280264, records of Skagit County, Washington
In Favor of: Skagit County

6. Waiver of Six Year Development Moratorium

Recording Date: January 4, 2007
Recording No.: 200701040111

7. 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: August 18, 2008
Recording No.: 200808180094

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Creekside Meadows:

Recording No: 201002090002

9. Plat Lot of Record Certification

Recording Date: February 9, 2010
Recording No.: 201002090003

10. Protected Critical Area Easement

Recording Date: February 9, 2010
Recording No.: 201002090004

11. 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, 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 in the document

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

Recording Date: February 9, 2010
 Recording No.: 201002090005

12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: February 9, 2010
 Auditor's No(s): 201002090005, records of Skagit County, Washington
 Imposed By: Windward Real Estate Services, Inc.

13. 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.

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.