

**When recorded return to:**

Larry Baker  
18730 Fishermans Loop  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4978

Nov 20 2020

Amount Paid \$4157.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044657

CHICAGO TITLE  
620044657

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Clifford L. Summers and Patty K. Summers also appearing of record as Patricia K. Summers, Husband and Wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Larry Baker, an unmarried person

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

Lot 64, Samish River Park, Division No. 1, according to the plat thereof, recorded in Volume 9 of Plats, pages 43 and 44, 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): P68755/3990-000-064-0009

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 17, 2020

X *Clifford L. Summers*  
Clifford L. Summers  
X *Patricia K. Summers*  
Patricia K. Summers

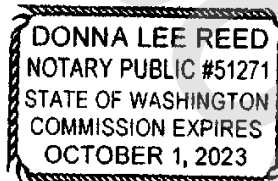
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Clifford L. Summers & Patricia K. Summers  
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: 11/20/20

*Donna Lee Reed*  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Mayeville, WA  
My appointment expires: 10/1/2023



**EXHIBIT "A"**  
Exceptions

1. 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 Samish River Park Division No. 1:

Recording No: 703269

2. 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: August 15, 1967  
Recording No.: 703232

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 16, 1968  
Recording No.: 710329

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 12, 1979  
Recording No.: 7904120004

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 22, 1995  
Recording No.: 9509220088

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 23, 1998  
Recording No.: 9803230110

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 18, 1998  
Recording No.: 9808180048

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

3. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: August 10, 1929  
 Auditor's No(s): 225812, records of Skagit County, Washington  
 In favor of: Puget Sound Power and Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Note: Exact location and extent of easement is undisclosed of record.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: State of Washington, Department of Game  
 Purpose: Passage over and use of stream bank property by sport fisherman  
 Recording Date: May 11, 1954  
 Recording No.: 501365
5. Resolution No. 2121-08:  
 Recording Date: May 12, 2008  
 Recording No.: 200805120181
6. Resolution No. 2161-09:  
 Recording Date: June 12, 2009  
 Recording No.: 200906120099
7. 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.
8. 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

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

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."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by Samish River Park Inc..
11. City, county or local improvement district assessments, if any.
12. Manufactured Home Title Elimination Application recorded under Recording No. 202011100184 recites that a manufactured (mobile) home is, or is being affixed to the Land.