

**When recorded return to:**

Rodrick A. Harlan, Jr.  
18132 Joy Place  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5430

Dec 18 2020

Amount Paid \$4741.00  
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.: 620045444

CHICAGO TITLE CO.

620045444

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Dixie D. Phillips, Trustee of the Dixie Phillips 2015 Trust Dated July 14, 2015

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

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

LOT 4, COUNTRY LANE SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 8 OF  
PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE SOUTH 3 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P64633 / 3891-000-004-0101

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 16, 2020

Dixie D. Phillips, Trustee of the Dixie Phillips 2015 Trust Dated July 14, 2015

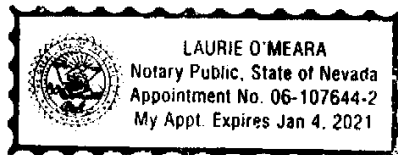
BY: Dixie D. Phillips  
Dixie D. Phillips  
Trustee

State of ~~WASHINGTON~~ <sup>to Nevada</sup>  
County of ~~SKAGIT~~ <sup>Washoe</sup>

I certify that I know or have satisfactory evidence that Dixie D. Phillips 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 Trustee of Dixie D. Phillips, Trustee of the Dixie Phillips 2015 Trust Dated July 14, 2015 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/17/2020

Laurie O'Meara  
Name: Laurie O'Meara  
Notary Public in and for the State of Nevada  
Residing at: SPARKS Washoe County  
My appointment expires: 1-4-2021



## EXHIBIT "A"

### Exceptions

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

Granted to:	Puget Sound Power & Light Company, a Massachusetts Corporation
Purpose:	Electric transmission and/or distribution line
Recording Date:	June 1, 1960
Recording No.:	595033
  
2. 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 Country Lane Second Addition, recorded in Volume 8 of Plats, Page 6:
 

Recording No: 595166
  
3. 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."
  
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.
  
5. City, county or local improvement district assessments, if any.

**EXHIBIT "A"**

Exceptions  
(continued)