

**When recorded return to:**  
Russell Barron and Cheryl Barron  
702 Finley Lane  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-5553  
Dec 29 2020  
Amount Paid \$5685.00  
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.: 620045337

CHICAGO TITLE  
620045337

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen M. O'Neill, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Russell Barron and Cheryl Barron, a married couple

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

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

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

UT S-1, FINLEY LANE TOWNHOUSE CONDO

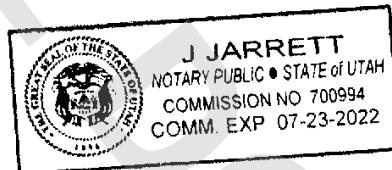
Tax Parcel Number(s): P111807 / 4696-000-004-0000

Subject to:

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

**STATUTORY WARRANTY DEED**

(continued)

Dated: 12-22-2020KAREN M O'NEILL BY SHAUN EDWARD  
O'NEILL HER ATTORNEY IN FACTKaren M. O'Neill by Shaun Edward O'Neill,  
her attorney in factState of Ut ~~WASHINGTON~~  
County of Cache ~~SKAGIT~~KAREN M O'Neil by Shaun Edward  
O'Neil Her attorney IN FactI certify that I know or have satisfactory evidence that Karen M. O'Neill is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.Dated: 12/22/2020J Jarrett  
Name: J Jarrett  
Notary Public in and for the State of UTAH  
Residing at: CACHE UT  
My appointment expires: 7/23/22

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P111807 / 4696-000-004-0000**

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Unit S-1 (702), Finley Lane Townhouse Condominium, as shown on a survey map and plans recorded August 13, 1997, in Volume 16 of Plats, pages 176 through 178, under Auditor's File No. 9708130020, and as identified in Declaration of Condominium recorded August 13, 1997, under Auditor's File No. 9708130031, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"****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 Survey Map and Plans of the Finley Lane Townhouse Condominium:

Recording No: 9708130020

2. Covenants, conditions, restrictions and easements 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 13, 1997  
Recording No.: 9708130031

3. Agreement and the terms and conditions thereof:

Executed by: Hope Island, Ltd. and Unit Owners Association of Finley Lane Townhouse Condominium, and Stanley A. Miller and Leslie E. Miller  
Recording Date: February 5, 1998  
Recording No.: 9802050057

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

Granted to: Stanley A. Miller and Leslie E. Miller  
Purpose: Underground utilities  
Recording Date: February 5, 1998  
Recording No.: 9802050056

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

Granted to: Hope Island, Ltd.  
Purpose: Ingress, egress and underground utilities  
Recording Date: July 23, 1996  
Recording No.: 9607230041  
Affects: Common areas

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

**EXHIBIT "B"****Exceptions  
(continued)**

document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: October 23, 1996  
Recording No.: 9610230047

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by the City of La Conner.
11. Assessments, if any, levied by Finley Lane Townhouse Condominium Owners Association.