

When recorded return to:
Eric W McGrew and Lisa Lauren McGrew
4705 Jewel St
Capitola, CA 95010

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-203

Jan 15 2021

Amount Paid \$13345.00
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

CHICAGO TITLE
U20044434

Escrow No.: 620044434

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher A. Fay and Katherine A. Fay, 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 Eric W McGrew and Lisa Lauren McGrew, a married couple

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

LOT 45, PLAT OF PARKSIDE, AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES
170 THROUGH 174, INCLUSIVE, 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): P99174 / 4552-000-045-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 29, 2020

Christopher A. Fay, by Katherine Ann Fay His Attorney-in-Fact
Christopher A. Fay, by Katherine Ann Fay
His Attorney-in-Fact

Katherine A Fay
Katherine A. Fay

State of MA
County of MIDDLESEX

I certify that I know or have satisfactory evidence that Katherine Ann Fay ^(s) who appeared before me, and said person acknowledged that ~~(he/she/they)~~ signed this instrument, on oath stated that ~~(he/she/they)~~ was authorized to execute the instrument and acknowledged it as the Attorney-in-Fact of Christopher A Fay to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/6/21

[Signature]
Name: Michael J. O'Sullivan
Notary Public in and for the State of MA
Residing at: Boston MA
My appointment expires: 3/2/23

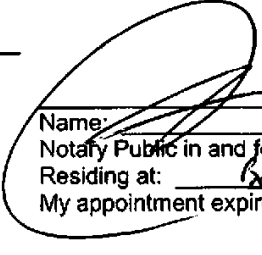


MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 2, 2023

State of MA
City of Middlesex

I certify that I know or have satisfactory evidence that Katherine A Fay is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/14/21


Name: Michael J. O'Sullivan
Notary Public in and for the State of MA
Residing at: 22210 MA
My appointment expires: 2/2/23



MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 2, 2023

EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Auditor's No.: 78125, records of Skagit County, WA
Affects: Said premises and other property

2. 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: September 6, 1990
Recording No.: 9009060042
Affects: A portion of said premises

3. 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 Parkside, recorded in Volume 14 of Plats, Pages 170 through 174:
Recording No: 9103250003

4. 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: February 6, 1992
Recording No.: 9202060046

Said instrument replaces declaration of restrictions recorded under Auditor's File No. 9105300048.

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"
Exceptions
(continued)

Recording Date: August 31, 2001
Recording No.: 200108310164

Recording Date: August 22, 2014
Recording No.: 201408220089

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recorded: February 6, 1992
Auditor's No.: 9202060046, records of Skagit County, WA
Imposed by: Parkside Owners' Association

6. 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by City of Anacortes.
9. City, county or local improvement district assessments, if any.