

When recorded return to:
Curt Dowhower and Wendy Corder-Dowhower
8124 Avery Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-280

Jan 21 2021

Amount Paid \$8503.40

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.: 620045361

CHICAGO TITLE
620045361

STATUTORY WARRANTY DEED

THE GRANTOR(S) C Wesley Richards and Jeanie M. Richards, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Curt Dowhower and Wendy Corder-Dowhower, husband and
wife

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.)

Lot(s): 3, Short Plat No. 93-20 NE NW 14-35-4

Tax Parcel Number(s): P103399 / 350414-2-005-0302

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 15, 2021

C. Wesley Richards
C Wesley RichardsJeanie M. Richards
Jeanie M. RichardsState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that C Wesley Richards and Jeanie M. Richards are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

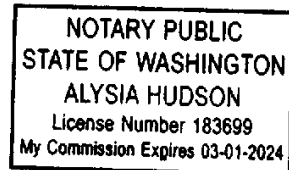
Dated: 01.19.2021Alysia Hudson
Name: ALYSIA HUDSON
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P103399 / 350414-2-005-0302

PARCEL A:

Tract 3, of SKAGIT COUNTY SHORT PLAT NO. 93-020 as approved July 12, 1993, and recorded July 13, 1993, in Volume 10 of Short Plats, page 216, under Auditor's File No. 9307130013, records of Skagit County, Washington; being a portion of the South Half of the Northeast Quarter of the Northwest Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian.

PARCEL B:

A 60 foot non-exclusive ingress, egress and utility easement as shown on the face of SKAGIT COUNTY SHORT PLAT NO. 93-020 as approved July 12, 1993, and recorded July 13, 1993, in Volume 10 of Short Plats, page 216, under Auditor's File No. 9307130013, records of Skagit County, Washington; being a portion of the South Half of the Northeast Quarter of the Northwest Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian.

ALL Situated in Skagit County, 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 Short Plat No. 93-20:

Recording No: 9307130013

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: November 30, 1943
Recording No.: 367486

3. 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: June 22, 1946
Recording No.: 393184

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: October 22, 1985
Recording No.: 8510220045

5. 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

EXHIBIT "B"

Exceptions
(continued)

Recording Date: August 13, 1993
Recording No.: 9308130052

6. 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
Recording Date: April 4, 1994
Recording No.: 9404040156
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 Avery Lane Community Association.
9. City, county or local improvement district assessments, if any.