

When recorded return to:

Brooke L. Protsman
23619 Gaven Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-504

Feb 04 2021

Amount Paid \$6965.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

LAND TITLE AND ESCROW
01-182485-0

STATUTORY WARRANTY DEED

**THE GRANTOR(S) Richard Rohweder, Successor Trustee of The Beverly Mohr Living Trust,
dated March 11, 2019**

for and in consideration of \$10.00 and other good and valuable consideration

in hand paid, conveys, and warrants to Brooke L. Protsman, a married individual, as her separate
property

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

PARCEL "A":

Lot 2 of Skagit County Short Plat No. PL-01-0523 as approved February 2, 2004 and recorded February
17, 2004, under Auditor's File No. 200402170199, records of Skagit County, Washington; being a
portion of the Northeast ¼ of Section 26, Township 34 North, Range 4 East, W.M.
Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress, egress and utilities across Tract A (Gaven Drive) as delineated on the face of
Skagit County Short Plat No. PL-01-0523 as approved February 2, 2004 and recorded February 17, 2004,
under Auditor's File No. 200402170199, records of Skagit County, Washington; being a portion of the
Northeast ¼ of Section 26, Township 34 North, Range 4 East, W.M.
Situate in the County of Skagit, State of Washington.

Abbreviated Legal: n/a

Tax Parcel Number(s): 8049-000-002-0000 P121370

SUBJECT TO: SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HERETO.

LPB 10-05

Dated: January 29, 2021

The Beverly Mohr Living Trust, dated March 11,
2019

By: Richard Rohweder
Richard Rohweder, Trustee

State of Washington
County of King

This record was acknowledged before me on January 29, 2021 by Richard Rohweder as Trustee of
The Beverly Mohr Living Trust, dated March 11, 2019

Richard D Horak
Notary Public

My commission expires: 10-18-22

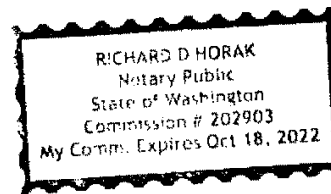


EXHIBIT "A"

1 of 3

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Greg and Dawnell Kreider
And: Skagit County
Recorded: April 3, 1992
Auditor's No.: 9204030001
Regarding: On-site sewage system

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County Sewer District No. 2
And: Greg Kreider
Recorded: September 14, 2001
Auditor's No.: 200109140095
Regarding: Developer Extension Agreement

LOW FLOW MITIGATION SUMMARY AND THE TERMS AND CONDITIONS THEREOF:

Recorded: October 19, 2001
Auditor's File No.: 200110190042

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.

Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

EXHIBIT "A"

2 of 3

Easement No. 3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driving surfaces shall be located within a 5 (five) foot perimeter of all grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes.

Recorded: December 26, 2001
Auditor's No.: 200112260205

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County Sewer District No. 2
Purpose: Sewer purposes and the maintenance thereof
Area Affected: Exterior 20 feet adjacent to street
Recorded: April 17, 2003
Auditor's No.: 200304170138

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County Sewer District No. 2
Purpose: Sewer purposes and the maintenance thereof
Area Affected: Exterior 20 feet adjacent to street
Recorded: April 25, 2003
Auditor's No.: 200304250212

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Short Plat No. PL-01-0523
Recorded: February 17, 2004
Auditor's No.: 200402170199

PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Recorded: February 17, 2004
Auditor's File No.: 200402170200

EXHIBIT "A"

B OF 3

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Recorded: February 17, 2004
Auditor's No.: 200402170201
Executed By: Greg Kreider and Dawnell Kreider

AMENDED BY INSTRUMENT:

Recorded: March 3, 2005
Auditor's No.: 2005200503030127

ASSESSMENTS OR CHARGES AND LIABILITY TO FUTURE ASSESSMENTS OR CHARGES, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, DISCLOSED IN INSTRUMENT(S):

Recorded: February 17, 2004
Auditor's No.: 200402170201
Imposed By: Greg Kreider and Dawnell Kreider

LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: November 9,
Auditor's File No.: 200511090023