

When recorded return to:
Lucas Freeman and Alena Freeman
7728 Alpine Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-540
Feb 08 2021
Amount Paid \$10586.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
620045591

Escrow No.: 620045591

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Lewis Ensley and Laura Ensley, a married couple and Tyler J. Ensley, a married man as his separate estate

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

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

Lot 2 of Short Plat No. 97-0037, approved August 23, 2006, recorded August 24, 2006 under Auditor's File No. 200608240118, records of Skagit County, Washington and a portion of the Southeast quarter of the Southeast quarter of Section 8, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P125021 / 350508-4-006-0400

Subject to:

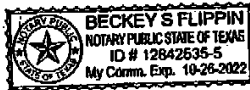
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: January 28, 2021

Robert Lewis Ensley
Robert Lewis Ensley_____
Laura Ensley_____
Tyler J. EnsleyState of Texas
County of Hopkins

I certify that I know or have satisfactory evidence that

Robert Lewis Ensley_____
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 02/02/2021Becky S Flippin
Name: Becky S Flippin
Notary Public in and for the State of Texas
Residing at: Hopkins County, Texas
My appointment expires: 10/26/2022

STATUTORY WARRANTY DEED
(continued)

Dated: January 28, 2021

Robert Lewis EnsleyLaura EnsleyLaura EnsleyTyler J. EnsleyState of WACounty of S King

I certify that I know or have satisfactory evidence that

Robert Lewis Ensley, Laura Ensley & Tyler J. Ensley
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: 2/3/2021Linda Dietrick
Name: Linda Dietrick
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 11/03/2021

EXHIBIT "A"
Exceptions

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

Purpose: Utility Easement
Recording Date: December 5, 1979
Recording No.: 7912050001
Affects: The Northeasterly portion of Short Plat No. 48-78
2. Agreement including the terms, covenants and provisions thereof;

Executed by: Robert L. Ensley, et al
Recording Date: July 16, 2002
Recording No.: 200207160010
Regarding: Septic System
3. Alpine Lane Road Association Maintenance Covenants, including the terms, covenants and provisions thereof;

Recording Date: January 7, 1993
Recording No.: 9301070063
4. Liens and charges as set forth in the above mentioned declaration,

Payable to: Alpine Lane Road Association
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: October 20, 1998
Recording No.: 9810200097
6. Protected Critical Area Site Plan, including the terms, covenants and provisions thereof;

Recording Date: October 18, 2002
Recording No.: 200210180011
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as reserved in a document:

Granted to: Robert Lewis Ensley, an unmarried man
Purpose: Ingress, egress and utilities
Recording Date: October 29, 2002
Recording No.: 200210290226

EXHIBIT "A"**Exceptions
(continued)**

8. 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. SP 97-0037:**

Recording No: 200608240118

9. Maintenance Agreement, including the terms, covenants and provisions thereof;

Recording Date: August 24, 2006

Recording No.: 200608240119

10. Skagit County Planning & Development Services - Plat Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: August 24, 2006

Recording No.: 200608240120

11. Protected Critical Area Easement Agreement, including the terms, covenants and provisions thereof;

Recording Date: August 24, 2006

Recording No.: 200608240121

12. Notice to Future Property Owners of Short Plat 97-0037, including the terms, covenants and provisions thereof;

Recording Date: August 24, 2006

Recording No.: 200608240122

13. 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: August 24, 2006

Recording No.: 200608240123

14. Two Party Water Users Agreement, including the terms, covenants and provisions thereof;

EXHIBIT "A"

**Exceptions
(continued)**

Recording Date: August 24, 2006
Recording No.: 200608240124

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

Granted to: Cascade Natural Gas Corporation, a Washington Corporation
Recording Date: August 31, 2007
Recording No.: 200708310027
Affects: Said premises

16. As to any portion of said land now, formerly or in the future covered by water. Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

17. 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."

18. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by Alpine Lane Road Association.