

When recorded return to:
Paulette Hayes
502 Debbie Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-810

Feb 26 2021

Amount Paid \$7605.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046640

CHICAGO TITLE
620046640

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Dennis Harr and Susan A. Harr, 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 Paulette Hayes, an unmarried person

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.)

LT 1, RECORD OF SURVEY FOR EDEN'S ACRES PLAT NO. LP-6-08

Tax Parcel Number(s): P130511 / 4999-000-000-0001

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: February 24, 2021



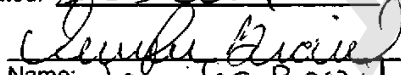
Robert Dennis Harr



Susan A. Harr

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert Dennis Harr and Susan A. Harr 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: 2-25-2021

Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024

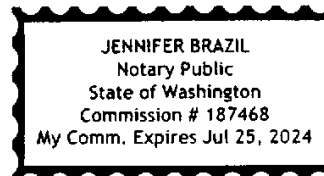


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P130511 / 4999-000-000-0001

LOT 1, RECORD OF SURVEY FOR EDEN'S ACRES PLAT NO. LP-6-08, APPROVED JANUARY 13, 2011 AND RECORDED JANUARY 18, 2011, UNDER AUDITOR'S FILE NO. 201101180064.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement and Maintenance Agreement, including the terms and conditions thereof, disclosed by instrument;

Recorded: December 29, 1995
Auditor's No.: 9512290098, records of Skagit County, Washington
In favor of: Owners of Lots in said Short Plat
For: Ingress, egress and utilities
2. Agreement, Waiver of Protest and Special Power of Attorney including the terms, covenants and provisions thereof

Recording Date: December 29, 1995
Recording No.: 9512290099
3. 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 City of Sedro-Woolley Short Plat No. SW-09-95:

Recording No: 9512290100
4. 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, together with necessary appurtenances
Recording Date: February 23, 2009
Recording No.: 200902230144
5. 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 Eden's Acres Plat No. LP-06-08:

Recording No: 201101180064
6. 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,

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

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: January 18, 2011

Recording No.: 201101180065

7. Waiver of Protest Regarding ULID/LID Within the City of Sedro-Woolley including the terms, covenants and provisions thereof

Recording Date: January 18, 2011

Recording No.: 201101180066

8. 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."

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