

**When recorded return to:**  
Damanjeet Singh Khaira  
Infinity Custom Homes, LLC  
215 W 66th Terrace  
Lynden, WA 98264

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-852

Mar 01 2021

Amount Paid \$5077.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

**CHICAGO TITLE COMPANY**  
620046702

Escrow No.: 245439145

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Raman Chopra and Sakshi Chopra, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Infinity Custom Homes, LLC, a Washington limited liability company

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

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

Abbreviated Legal: LT 17, "PLAT OF BAKERVIEW WEST "(Required if full legal not inserted above.)

Tax/Map ID(s):

Tax Parcel Number(s): P113631, 4719-000-017-0000,

**STATUTORY WARRANTY DEED**  
(continued)

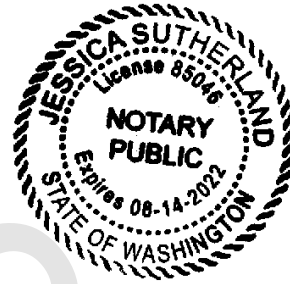
Dated: February 24, 2021

Raman Chopra  
Raman Chopra  
Sakshi Chopra  
Sakshi Chopra

State of WASHINGTON  
County of WHATCOM

I certify that I know or have satisfactory evidence that Raman Chopra and Sakshi Chopra 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: 2/25/21  
Jessica Sutherland  
Name: Jessica Sutherland  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: 8-14-22



**EXHIBIT "A"**  
Legal Description

LOT 17, "PLAT OF BAKERVIEW WEST", AS PER PLAT RECORDED IN VOLUME 17 OF PLATS,  
PAGE(S) 13  
THROUGH 16, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

**Order No.:** 245439145

**SUBJECT TO: SPECIAL EXCEPTIONS:**

1. City of Mount Vernon Ordinance No. 2863, and the terms and conditions thereof:

Recording Date: April 8, 1988 Recording No.: 9804080064

2. 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 the Plat of Bakerview West: Recording No: 9808180054

3. 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."

4. Assessments, if any, levied by Mt Vernon.

5. City, county or local improvement district assessments, if any.