

When recorded return to:
James F Neher and Helen I Neher
750 Farmington Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

2150 North 107th St., Suite 310
Seattle, WA 98133

Escrow No.: 0201021-OC

Affidavit No. 2021-935

Mar 05 2021

Amount Paid \$6645.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

CHICAGO TITLE
620046029

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jill M Quander, as Personal Representative for the Estate of Ivan Rasmussen and Sandra Rasmussen

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to James F Neher and Helen I Neher, husband and wife

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

Unit 4, FARMINGTON SQUARE CONDOMINIUM, according to the Declaration thereof recorded January 28, 2004, under Auditor's File No. 200401280083 and any amendments thereto, and Survey Map and Plans thereof recorded January 28, 2004, under Auditor's File No. 200401280084, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P121249

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

STATUTORY WARRANTY DEED
(continued)

Dated: February 25, 2021

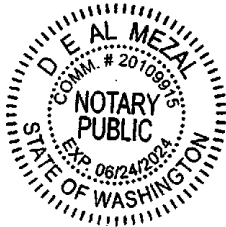
Estate of Ivan Rasmussen and Sandra Rasmussen

BY: Jill M. Quander
Jill M Quander
Personal RepresentativeState of WA
County of SnohomishI certify that I know or have satisfactory evidence that Jill M Quander

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Ivan Rasmussen and Sandra Rasmussen to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/2/21

[Signature]
Name: Daniel Almeida
Notary Public in and for the State of WA
Residing at: Marysville
My appointment expires: 10-24-2024



**EXHIBIT A
EXCEPTIONS**

Order No.: 0201021-OC

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 BURLINGTON SHORT PLAT NO. 4-79:
Recording No: 7910260042

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 BURLINGTON SHORT PLAT NO. BU-5-01:
Recording No: 200107200120

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: September 27, 2002
Recording No.: 200209270024
In favor of: Puget Sound Energy, Inc.

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: October 28, 2002
Recording No.: 200210280102
In favor of: Puget Sound Energy, Inc.

5. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: January 24, 2003
Recording No.: 200301240126
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

6. Covenants, conditions, restrictions and easements 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 4, 2003
Recording No.: 200306040116

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 FARMINGTON SQUARE CONDOMINIUM:

Recording No: 200401280084

8. Covenants, conditions, restrictions and easements 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

**EXHIBIT A
EXCEPTIONS**
(continued)

permitted by applicable law, as set forth in the document

Recording Date: January 28, 2004
Recording No.: 200401280083
Modification(s) of said covenants, conditions and restrictions
Recording No.: 201004270099
Recording No.: 201008240102

9. Liens and charges as set forth in the above mentioned declaration, Payable to: Farmington Square, L.L.C.

10. 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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

22. Assessments, if any, levied by Farmington Square Owner's Association.

23. Assessments, if any, levied by City of Burlington.