

When recorded return to:
Zak A. Kalles and Melissa J. Kalles
416 Klinger Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1012

Mar 10 2021

Amount Paid \$6005.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046411

INSURED BY
CHICAGO TITLE
020046411

STATUTORY WARRANTY DEED

THE GRANTOR(S) Chani H. Hines, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Zak A. Kalles and Melissa J. Kalles, a married couple

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 31, PLAT OF BRICKYARD MEADOWS - DIV. I

Tax Parcel Number(s): P119314 / 4796-000-031-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 25, 2021

[Signature]
Chani H. Hines

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Chani H. Hines
(s) 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: March 9, 2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119314 / 4796-000-031-0000

LOT 31, PLAT OF BRICKYARD MEADOWS - DIV. I, ACCORDING TO THE PLAT THEREOF,
RECORDED JULY 15, 2002 UNDER AUDITOR'S FILE NO. 200207150172, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Brickyard Meadows - Div I:

Recording No: 200207150172

2. 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: July 15, 2002
Recording No.: 200207150173

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 28, 2004
Recording No.: 200412280122

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Brickyard Meadows Homeowners Association
Recording Date: July 15, 2002
Recording No.: 200207150173

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Sedro Woolley
Purpose: Utilities
Recording Date: August 7, 1997
Recording No.: 9708070031
Affects: Portion of said premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

EXHIBIT "B"
Exceptions
(continued)

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 9, 2001
Recording No.: 200110090060
Affects: Portion of said premises

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 16, 2001
Recording No.: 200110160053
Affects: Portion of said premises

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

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. Assessments, if any, levied by Sedro Woolley.

EXHIBIT "B"

Exceptions
(continued)

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