

When recorded return to:

Jocelyn Miller
5727 Hamlin Avenue
Ferndale, WA 98248

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1130

Mar 18 2021

Amount Paid \$12900.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620046677

Escrow No.: 245439089

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey R. Brown and Dawn A. Brown, husband and wife

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 Jocelyn Miller, an unmarried person and Aaron Leenders, an unmarried person

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

Lot 4, ERSBIG BY THE TRACKS, as per plat approved and recorded September 19, 2005 under Auditor's File No. 200509190241, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P123342 / 4871-000-004-0000,

STATUTORY WARRANTY DEED

(continued)

Dated: March 4, 2021

Jeffrey R. Brown, by Dawn A. Brown, his attorney in fact
 Jeffrey R. Brown, by Dawn A. Brown, his attorney in fact

Dawn A. Brown
 Dawn A. Brown

State of Washington
County of Whatcom

I certify that I know or have satisfactory evidence that Dawn A. Brown is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Jeffrey R. Brown and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 12, 2021
Leah J. Richardson
 Name: Leah J. Richardson
 Notary Public in and for the State of WA
 Residing at: Bellevue, WA
 My appointment expires: August 29, 2024

LEAH J RICHARDSON
 STATE OF WASHINGTON
 NOTARY PUBLIC
 License # 13667
 MY COMMISSION EXPIRES
 August 29, 2024

State of Washington
County of Whatcom

I certify that I know or have satisfactory evidence that Dawn A. Brown
Dawn A. Brown 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: March 12, 2021
Leah J. Richardson
 Name: Leah J. Richardson
 Notary Public in and for the State of WA
 Residing at: Bellevue, WA
 My appointment expires: August 29, 2024

LEAH J RICHARDSON
 STATE OF WASHINGTON
 NOTARY PUBLIC
 License # 13667
 MY COMMISSION EXPIRES
 August 29, 2024

EXHIBIT A

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

Granted to: Pacific Telephone & Telegraph Co.

Purpose: Pole line right of way

Recording Date: September 10, 1912

Recording No.: 92839

Affects: 24 poles to be set 5 feet East of the East line of the right of way of the Great Northern Railway Co.. The grantor agrees not to grant any right or permit for the erection or maintenance of any electric power transmission line or lines upon or over said property, parallel with and within 1000 feet of the lines placed by the Telephone Company or for the erection or maintenance of any such line or lines across the Telephone Company's lines placed upon said right of way at an angle of less than 35 degrees.

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 SKAGIT COUNTY SHORT PLAT NO. 41-81:

Recording No: 8107010040

3. Notice of Moratorium on Non-Forestry Use of Land

Recording Date: October 23, 2003

Recording No.: 200310230066

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: July 5, 2005

Recording No.: 200507050153

Affects: Portion of said premises

5. Lot Certification and the Terms and Conditions thereof

Recording Date: August 29, 2005

Recording No.: 200508290043

6. Lot Certification and the Terms and Conditions thereof

Recording Date: September 19, 2005

Recording No.: 200509190238

7. 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, 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 in the document

Recording Date: September 19, 2005

Recording No.: 200509190239

8. Protected Critical Area Site Plan and/or Easement and the Terms and Conditions thereof

Recording Date: September 19, 2005

Recording No.: 200509190240

9. 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 ERSIG BY THE TRACTS.