

When recorded return to:
Henry Lee
4705 Parkview Lane
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046075

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1370

Mar 31 2021

Amount Paid \$11743.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

CHICAGO TITLE
620046075

STATUTORY WARRANTY DEED

THE GRANTOR(S) Allen J. Cyr and Kathleen L. Cyr, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Henry Lee, an unmarried person

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

Lot 136, Plat of Eaglemont, Phase 1B, Division 3, according to the plat thereof, recorded October
25, 2004, under Auditor's File No. 200410250250, 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): P122238 / 4844-000-136-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

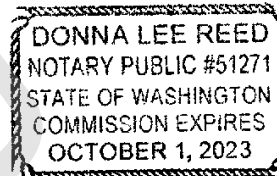
Dated: March 25, 2021

Allen J. Cyr by
Kathleen L. Cyr
 Allen J. Cyr by Kathleen L. Cyr, His Attorney in Fact
Kathleen L. Cyr
 Kathleen L. Cyr

State of Washington
County of Skagit

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

Dated: 3/30/21
Donna Lee Reed
 Name: Donna Lee Reed
 Notary Public in and for the State of Washington
 Residing at: Wenatchee, WA
 My appointment expires: 10/1/2023



State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Kathleen L. Cyr is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/30/21
Donna Lee Reed
 Name: Donna Lee Reed
 Notary Public in and for the State of Washington
 Residing at: Wenatchee, WA
 My appointment expires: 10/1/2023

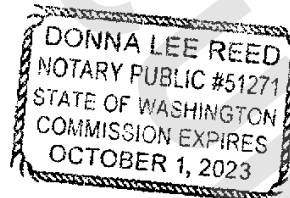


EXHIBIT "A"
Exceptions

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 Eaglemont Ph 1B, Division 3:

Recording No: 200410250250

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

Granted to: Cascade Natural Gas Corporation
Recording Date: October 11, 1993
Recording No.: 9310110127

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: November 2, 1993
Recording No.: 9311020145

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

Granted to: Comcast of Washington IV, Inc
Purpose: Cable
Recording Date: August 7, 2003
Recording No.: 200308070005

5. 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: January 25, 1994
Recording No.: 9401250030

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"**Exceptions
(continued)**

Recording Date: December 11, 1995
Recording No.: 9512110030

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 18, 1996
Recording No.: 9603180110

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000
Recording No.: 200002010099

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000
Recording No.: 200002010100

6. Liens and charges as set forth in the above mentioned declaration,

Payable to: Sea-Van Investments Association

7. 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 Survey:

Recording No: 9212100080

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 permitted by applicable law, as set forth in the document

Recording Date: January 5, 1999
Recording No.: 9901050007

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

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

EXHIBIT "A"

Exceptions
(continued)

11. Assessments, if any, levied by the City of Mount Vernon.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 01, 2021
between Henry Lee ("Buyer")
Buyer Buyer
and Allen J Cyr Kathleen L Cyr ("Seller")
Seller Seller
concerning 4705 Parkview Lane Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator Henry Lee 03/01/2021
Buyer 5:43:32 PM PST Date

Buyer Date

Authenticator Allen J Cyr 03/01/2021
Seller 10:17:02 PM PST Date

Authenticator Kathleen L Cyr 03/01/2021
Seller 9:14:12 PM PST Date

Seller

Date