

When recorded return to:

Matthew Thomas Goodwin and Courtney Layne Crooks
6878 Ershig Road
Bow, WA 98232

GNW 21-10256

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian Jones and Amy Jones, a married couple, _____,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Matthew Thomas Goodwin and Courtney Layne Crooks, a married couple
the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
LOT 3, SP#PL06-1052, in 2-35-3E; SE

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P127845

Dated: April 08, 2021

Brian Jones
Brian Jones

Amy Jones
Amy Jones

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1523

Apr 09 2021

Amount Paid \$15748.00
Skagit County Treasurer
By Josie L Bear Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

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

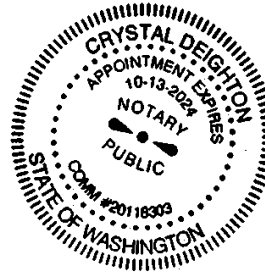
Dated: 08 day of April, 2021
Signature
TitleMy appointment expires: 10-13-2024

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 6878 Ershig Road, Bow, WA 98232
Tax Parcel Number(s): P127845

Property Description:

LOT 3, Skagit County Short Plat No. PL06-1052, recorded under Auditor's File No. 200808120115, records of Skagit County, Washington, being a portion of Tracts A and B of Skagit County Short Plat No. 41-77, Auditors File No. 861565, records of Skagit County, Washington located on the South Half of the Southeast Quarter of Sectoion2, Township 35 North, Range 3 East of the Willamette Meridian.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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EXHIBIT B

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1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 41-77 recorded July 6, 1977 as Auditor's File No. 861565.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. Lot certification, including the terms and conditions thereof, recorded January 9, 2007 as Auditor's File No. 200701090011. Reference to the record being made for full particulars. The company makes no determination as to its affects.

3. Easement, affecting a portion of subject property for the purpose of ingress egress and utilities including terms and provisions thereof, recorded April 24, 2008 as Auditor's File No. 200804240006

4. Easement, affecting a portion of subject property for the purpose of Pole Line including terms and provisions thereof granted to Pacific Telephone & Telegraph Company recorded September 12, 1912, in Volume 90, page 211-212, as Auditor's File No. 92839, Official records of Skagit County

5. Easement, affecting a portion of subject property for the purpose of pipelines, ingress and egress including terms and provisions thereof granted to Olympic Pipe Line Company recorded January 10, 1964 and August 3, 1966 as Auditor's File No. 645265 and 686277

6. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. PL-06-1052 recorded August 12, 2008 as Auditor's File No. 200808120115.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

7. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Peter & Susan Janicki, recorded August 24, 2007 as Auditor's File No. 2000708240150.

8. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Julie Mackenzie, recorded August 12, 2008 as Auditor's File No. 200808120118.

Above covenants, conditions and restrictions were amended and recorded September 19, 2008 as Auditor's File No. 200812190124.

9. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by BYK Construction, recorded June 14, 2017 as Auditor's File No. 201706140001.

10. Lot certification, including the terms and conditions thereof, recorded August 12, 2008 as Auditor's File No.

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200808120116. Reference to the record being made for full particulars. The company makes no determination as to its affects.

11. Covenants to prevent practices which might contaminate water supply recorded August 12, 2008, under Auditor's File No. 200808120117.

12. Regulatory notice/agreement regarding Right to Manage Natural Resources that may include covenants, conditions and restrictions affecting the subject property, recorded September 11, 2017 as Auditor's File No. 201709110213 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

13. Regulatory notice/agreement regarding Operation-Maintenance & Monitoring Requirement for Proprietary On-Site Sewage Systems that may include covenants, conditions and restrictions affecting the subject property, recorded October 5, 2017 as Auditor's File No. 201710050055 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

14. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 14, 2018, as Auditor's File No. 201803140068.