

When recorded return to:

Jessica Cane Stevens and David M. Walker
1218 Crystal Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1645

Apr 16 2021

Amount Paid \$7157.00

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.: 620046822

CHICAGO TITLE

620046822

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maurice L. Widtfeldt and Theresa J. Widtfeldt, 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 Jessica Cane Stevens and David M. Walker, wife and husband

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

Lot 5, "PLAT OF COUNTRY AIRE PHASE 3," as per plat recorded in Volume 15 of Plats, pages
157 and 158, 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): P104481 / 4625-000-005-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 1, 2021

Maurice L. Widtfeldt
Maurice L. WidtfeldtTheresa J. Widtfeldt
Theresa J. WidtfeldtState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Maurice L. Widtfeldt and Theresa J. Widtfeldt are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

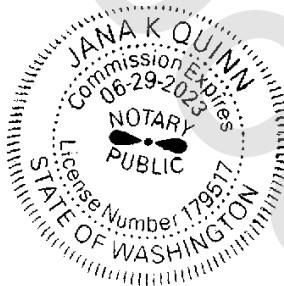
Dated: April 14 2021Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 28, 1906
Recording No.: 61920
In favor of: The Puget Sounder and Baker River Railroad Company
For: A 50 foot wide strip of land
Affects: A railroad right-of-way

Note: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 3, 1907
Recording No.: 63372
In favor of: The Puget Sound and Baker River Railroad Company
For: A 50 foot wide strip of land
Affects: A railroad right-of-way

Note: Exact location and extent of easement is undisclosed of record.
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 29, 1992
Recording No.: 9210290099
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 29, 1993
Recording No.: 9303290048
In favor of: Dike District No. 12
For: Ingress and egress
Affects: Eastern 400 feet of Gilkey Road, as platted between Tracts 74 and 77,
Plat of Burlington Acreage Property
5. 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 COUNTRY AIRE PHASE 3:

EXHIBIT "A"Exceptions
(continued)

Recording No: 9402220117

6. Easement delineated on the face of said Skagit County Short Plat No. 40-76, approved September 15, 1976, and recorded September 15, 1976, in Volume 1 of Short Plats, page 170, under recording number 842705, records of Skagit County, Washington;
- For: Ingress, egress and utilities
Affects: A 60-foot strip along Crystal Lane and the North 15 feet of Lots 2 through 8
7. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under recording number 9009060046, being an ordinance annexing the subject property into the City of Burlington.
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: June 11, 1993
Recording No.: 9306110140
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: September 15, 1993
Recording No.: 9309150090
9. 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: February 20, 1994
Recording No.: 9402200118
10. 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

EXHIBIT "A"

Exceptions
(continued)

the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 199912230011

11. 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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Burlington.
15. Assessments, if any, levied by Burlington Sewer District.