

**When recorded return to:**  
Kathleen M. Harrison  
4951 Ida drive  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-1886  
Apr 30 2021  
Amount Paid \$7181.00  
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

**CHICAGO TITLE CO.**  
620046840

Escrow No.: 620046840

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Dave W. Whybark and Wendy M. Whybark, 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 Kathleen M. Harrison, a single person

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

Lot 14, Prairie Acres III, according to the plat thereof, recorded in Volume 12 of Plats, page 74, 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): P81590 / 4407-000-014-0005

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: APRIL 15, 2021

Dave W. Whybark  
Dave W. Whybark

Wendy M. Whybark  
Wendy M. Whybark

CITY OF CHILLIWACK BC  
State of BC  
County of BC  
PROVINCE OF BRITISH COLUMBIA

I certify that I know or have satisfactory evidence that Dave W. Whybark and Wendy M. Whybark 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 15, 2021

Ranbir  
Name: RANBIR KAUR BAINS  
Notary Public in and for the State of BC PROVINCE OF BRITISH COLUMBIA  
Residing at: CHILLIWACK, B.C.  
My appointment expires: PERMANENT COMMISSION

RANBIR KAUR BAINS  
NOTARY PUBLIC  
#201-7408 Vedder Road  
Chilliwack, BC V2R 0T8

**EXHIBIT "A"**  
Exceptions

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

Granted to: Willard M. Hendrickson, et ux  
Purpose: Wells and Water System  
Recording Date: May 23, 1974  
Recording No.: 801231  
Affects: Exact location is undisclosed of record

Amended by instrument:

Recording Date: January 21, 1977  
Recording No.: 849733

2. Certificate of Water Right and the terms and conditions thereof:

Recording Date: June 1, 1981  
Recording No.: 8106010021

3. 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: May 23, 1974  
Recording No.: 801289

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 22, 1977  
Recording No.: 863199

4. 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: December 30, 1977  
Recording No.: 871242

*M.*

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

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: June 26, 1978  
Recording No.: 882158

**Modification(s) of said covenants, conditions and restrictions**

Recording Date: May 23, 1988  
Recording No.: 8805230041

6. 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: April 13, 1979  
Recording No.: 7904130021

7. Liens and charges as set forth in the above mentioned declaration(s),

Payable to: Skagit Prairie Acres Community Association

8. Liens and charges as set forth in the above mentioned declaration(s),

Payable to: Willard M. Hendrickson, et ux, their successors and assigns, doing business as Prairie Acres Water Sytem

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 the Plat of Prairie Acres III:

Recording No: 7909050005

*M.*

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

10. Provisions contained in the articles of incorporation and bylaws of Prairie Acres Water System, recorded under recording number 200507150164 and recording number 201611140051, including any liability to assessment lien.
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 Skagit Prairie Community Association.
15. Assessments, if any, levied by Prairie Water System.

M