

When recorded return to:

Brenda L. Cunningham and Timothy R. Manns
1218 South 13th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1889

Apr 30 2021

Amount Paid \$8450.00

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.: 620047007

CHICAGO TITLE

020047007

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paramjit Singh and Harmeet Kaur, 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 Brenda L. Cunningham and Timothy R. Manns, a married
couple

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

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

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

Lot(s): 13, Candle Ridge

Tax Parcel Number(s): P104250 / 4610-000-013-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

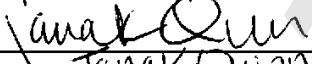
Dated: April 27, 2021



Paramjit Singh

Harmeet KaurState of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Paramjit Singh and Harmeet Kaur 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 28 2021

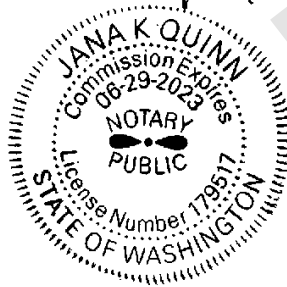
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104250 / 4610-000-013-0002

LOT 13, PLAT OF CANDLE RIDGE, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 110 AND 111, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

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 Candle Ridge, recorded in Volume 15 of Plats, Pages 110 and 111:

Recording No: 9310190064

2. 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: September 17, 1992
 Recording No.: 9209170088

3. Ordinance including the terms, covenants and provisions thereof

Recording Date: June 30, 1992
 Recording No.: 9206300080

4. Agreement including the terms and conditions thereof;

Executed by: T.H.S., Inc., and City of Mount Vernon
 Recording Date: October 19, 1993
 Recording No.: 9310190066
 Providing: Power of Attorney and formation of local improvement district

5. Exceptions and reservations as contained in deed;

Recording Date: April 2, 1902
 Recorded In.: Volume 44 of Deeds, Page 499
 As follows: Excepting and reserving from this conveyance all petroleum, gas, coal and other minerals with right of entry to take and remove the same

6. Covenants, conditions, restrictions, assessments 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: August 31, 1994

EXHIBIT "B"Exceptions
(continued)

Recording No.: 9408310034

Said instrument is a re-record of instrument recorded under Auditor's File No. 9310220090

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Summer Ridge Owners' Association
Recording Date: October 22, 1993
Recording No.: 9310220090

re-recorded in

Recording Date: August 31, 1994
Recording No.: 9408310034

8. 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: 200304150166

9. 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."

EXHIBIT "B"

Exceptions
(continued)

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by Summer Ridge Homeowners Association.
12. Assessments, if any, levied by City of Mount Vernon.
13. City, county or local improvement district assessments, if any.