

When recorded return to:
Daniel Martin Adams and Audrey Lynn Adams
1514 Bonnie Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2081

May 10 2021

Amount Paid \$7845.00

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
020047501

Escrow No.: 620047501

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brenda Marie Bard, a married woman as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Daniel Martin Adams and Audrey Lynn Adams, a married
couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 12, PLAT OF BLACKBURN RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 161 OF PLATS, PAGES 206 THROUGH 208 RECORDS OF SKAGIT COUNTY
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

P113161

Tax Parcel Number(s): ~~P133161~~ / 4708-000-012-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 5/7/2021

Brenda M. Bard
Brenda Marie Bard

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Brenda Marie Bard 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: May 7, 2021

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

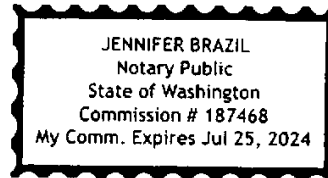


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Recording Date: November 20, 1975
Recording No.: 826431
Affects: Portion of said premises
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, together with necessary appurtenances
Recording Date: November 15, 1977
Recording No.: 868658
Affects: Portion of said premises
3. Agreement and the terms and conditions thereof:
Executed by: Mount Vernon City Engineer and Keith and Regina Ash
Recording Date: June 1, 1981
Recording No.: 8106010035
4. Standard Participation contract and the terms and conditions thereof:
Recording Date: September 23, 1981
Recording No.: 8109230024
5. Mount Vernon Ordinance No. 2557 and the terms and conditions thereof:
Recording Date: September 30, 1993
Recording No.: 9309300144
6. 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 Blackburn Ridge:
Recording No: 9801300134
7. 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,

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

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 29, 1998

Recording No.: 9801290061

8. 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."

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