

When recorded return to:

Cammy Anderson and Dean Anderson
20410 Benson Ridge Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2313

May 25 2021

Amount Paid \$15178.40

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.: 620046811

CHICAGO TITLE

620046811

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven Cowan and Senatt Meas, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Cammy Anderson and Dean Anderson, 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): 6, Saratoga Passage View C.A.R.D. PL 06-0107

Tax Parcel Number(s): P130349 / 4986-000-006-0000

Subject to:

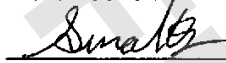
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: May 23, 2021



Steven Cowan



Senatt Meas

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that

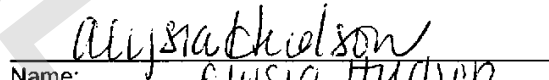
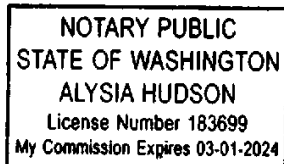
Steven Cowan and Senatt Meas
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: May 25 2021
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Clungen
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P130349 / 4986-000-006-0000

LOT 6, "SARATOGA PASSAGE VIEW CARD PL 06-0107." APPROVED APRIL 14, 2009, RECORDED JUNE 10, 2009, UNDER AUDITOR'S FILE NO. 200906100089, WITH AFFIDAVIT OF MINOR CORRECTION OF SURVEY BEING RECORDED AUGUST 28, 2009, UNDER AUDITOR'S FILE NO. 200908280052; BEING A PORTION OF SECTIONS 4, 9 AND 10, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Road easements, including the terms and provisions thereof, if any, that survived the expiration of the "Timber Cutting Right Contract" attached to those certain deeds recorded December 18, 1989 as
Recording No.: 8912180016
Recording No.: 8912180020
Recording No.: 8912180094
2. Reservation contained in deed:
Recording Date: December 18, 1989
Recording No.: 8912180020
Recording No.: 8912180094
Regarding: Road easements
Affects: Roadways and other property
3. Agreement and the terms and conditions thereof:
Recording Date: June 19, 1989
Recording No.: 8906190004
Regarding: Roadways and other property

Said document is vague as to which Scott Paper owned properties it applies to, nor did the Company find any specific documents amending it.
4. "Public Water System" rights, if any, as disclosed by a map attached to Auditor's File No. 8912180094.
5. Easement and Agreement, including the terms and provisions thereof
Grantee: Various parties
Recorded: August 14, 1912
Auditor's No.: 92505
Purpose: Community water lines
Area Affected: An undisclosed portion of the subject property and other property

Said Agreement provides for an Association with the power to levy assessment.
6. Reservations and/or exceptions contained in deed
Executed by: Ole Sande and wife
Recorded: February 8, 1918
Auditor's No.: 123618, Vol. 109 of Deeds, page 432
As Follows:

EXHIBIT "B"

Exceptions
(continued)

A non-exclusive easement for road purposes over and across a 16 foot wide portion of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 33 North, Range 4 East, W.M..

7. 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 SKAGIT COUNTY SHORT PLAT NO. 151-79:

Recording No: 8011180061

8. Sixteen (16) foot wide right(s)-of-way including the terms and provisions therein evidenced of record by the following described documents:

Recording No.: 123618
Recording No.: 551063
and Judgment entered in Skagit County Cause No. 37957.

9. Lot Certifications

Recording Date: October 4, 2006
Recording No.: 200610040060
Recording No.: 200610040061
Recording No.: 200610040062
Recording No.: 200610040063
Recording No.: 200610040064
Recording No.: 200610040065
Recording No.: 200610040066
Recording No.: 200610040067
Regarding : Eligibility for conveyance and/or development

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 18, 2008
Recording No.: 200803180090

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

EXHIBIT "B"

Exceptions
(continued)

document:

Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: March 18, 2008
 Recording No.: 200803180091
 Affects: Roadway and 10 feet of all lots parallel with and adjacent to roadways

12. 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 SARATOGA PASSAGE VIEW C.A.R.D. PL-06-0107:

Recording No: 200906100089
 Affidavit of minor correction of survey recorded under Auditor's File No. 200908280052

13. Plat Lot of Record Certification

Recording Date: June 10, 2009
 Recording No.: 200906100090

14. Memorandum of Understanding and the terms and conditions thereof:

Recording Date: June 10, 2009
 Recording No.: 200906100091
 Regarding: "Plan to improve Sandy & Johnson Creek"

15. Open Space Protected Area Easement and the terms and conditions thereof:

Recording Date: June 10, 2009
 Recording No.: 200906100092

16. Covenants, conditions and restrictions 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 in the document

Recording Date: June 10, 2009
 Recording No.: 200906100093

EXHIBIT "B"

Exceptions
(continued)

17. Statement of Mineral Claim and the terms and conditions thereof
- Recording Date: March 18, 2009
Recording No.: 200903180040
18. Forest Management Plan and the terms and conditions thereof
- Recording Date: June 10, 2009
Recording No.: 200906100094
19. Matters contained in that certain document
- Entitled: Access and Utility Easement
Dated: October 25, 2012
Executed by: Victor Benson and Linda Benson
Recording Date: October 25, 2012
Recording No.: 201210250095
Which provides for among other things: Easement for access and utilities
- Reference is hereby made to said document for full particulars.
20. Resolution No. 2257-17, including the terms, covenants and provisions thereof
- Recording Date: January 17, 2018
Recording No.: 201801170041
21. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
22. Assessments, if any, levied by Public Utility District No. 1 of Skagit County.
23. Assessments, if any, levied by any Homeowners or maintenance Association.
24. City, county or local improvement district assessments, if any.