

When recorded return to:

Frank Bavaro
The Frank Bavaro and Mary F. Bavaro Living Trust,
Dated December 30, 2011
1503 Latitude Circle
Anacortes, WA 98221

Filed for record at the request of:

**CHICAGO TITLE**
A COMPANY OF CHICAGO TITLE INSURANCE COMPANY

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046615

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-2392

May 28 2021

Amount Paid \$19130.00
Skagit County Treasurer
By Heather Beauvais Deputy

CHICAGO TITLE CO.
*620046615***STATUTORY WARRANTY DEED**

THE GRANTOR(S) Philip W. Wagner and Melanie V. Wagner, 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 Frank Bavaro and Mary F. Bavaro, as Co-Trustees UDT
December 30, 2011, known as the Frank Bavaro and Mary F. Bavaro Living Trust

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

LOT 27, 48 NORTH PLAT & PUD, RECORDED ON MAY 2, 2017, UNDER RECORDING NO.
201705020028, 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): P133685 / 6042-000-027-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 21, 2021

Philip W. Wagner
Philip W. Wagner

Melanie V. Wagner
Melanie V. Wagner

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that Philip W Wagner and Melanie V Wagner
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

<p align="center">NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024</p>
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Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arundon
My appointment expires: 03.01.2024

EXHIBIT "A"
Exceptions

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

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."
Recording Date: October 29, 1969
Recording No.: 732440
Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.
2. 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: 200807220033
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Recording Date: July 5, 2016
Recording No.: 201607050142
Affects: A Strip of land 10 feet in width with 5 feet on each side of the centerline of PSE's facilities as now constructed, to be constructed, extended or relocated
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Recording Date: December 6, 2016
Recording No.: 201612060089
Affects: A Strip of land ten (10) feet in width with five (5) feet on each side of the centerline of PSE's facilities as now constructed, to be constructed, extended or relocated.

EXHIBIT "A"Exceptions
(continued)

5. 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, 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 19, 2016

Recording No.: 201612190147

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Christopher P. Felt and Cheryl A. Felt

Purpose: Ingress, egress, roadway purposes and underground utilities

Recording Date: February 24, 2017

Recording No.: 201702240096

7. 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 Plat of 48 North Plat and PUD:

Recording No.: 201705020028

8. 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, 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 2, 2017

Recording No.: 201705020029

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 14, 2017

Recording No.: 201707140127

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 30, 2018

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201811300028

9. 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: 48 North Association
Recording Date: May 2, 2017
Recording No.: 201705020029

10. Tree Preservation Plan and Tree Assessment 48 North Anacortes, Washington Strandberg Custom Homes and Design and the terms and conditions thereof:

Recording Date: May 2, 2017
Recording No.: 201705020030

11. Joint Use, Maintenance & Cost Sharing Covenant and the terms and conditions thereof:

Recording Date: June 2, 2017
Recording No.: 201706020017

12. Covenant Protecting Scenic Views and the terms and conditions thereof:

Recording Date: July 14, 2017
Recording No.: 201707140126

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

14. Assessments, if any, levied by City of Anacortes.

15. City, county or local improvement district assessments, if any.