

When recorded return to:
Kevin Sheline
4786 Ivan Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2440
Jun 01 2021
Amount Paid \$9785.00
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.: 620047531

CHICAGO TITLE
020047531

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Haynes and Margret Haynes, 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 Kevin Sheline, an unmarried person

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

LOT 3, "PRAIRIE ACRES III," AS PER PLAT 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): P81579 / 4407-000-003-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 24, 2021

John Haynes
John Haynes

Margret Haynes
Margret Haynes

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that John Haynes and Margret Haynes
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 26 2021

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

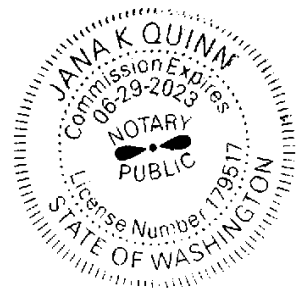


EXHIBIT "A"
Exceptions

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

In favor of: Gloria Kendall
Purpose: Ingress, egress and utilities
Recording Date: August 2, 1973
Recording No.: 788858

Note: Exact location and extent of easement is undisclosed of record

Amended by instrument

Recording Date: February 3, 1977
Recording No.: 850430

2. 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

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,

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: December 30, 1977
Recording No.: 871242

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. 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: Skagit Prairie Acres Community Association
Recording Date: June 26, 1978
Recording No.: 882158

8. 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: Willard M. Hendrickson, et ux, their successors and assigns, dba Prairie

EXHIBIT "A"**Exceptions
(continued)****Acres Water System**

Recording No.: 801289

Recording No.: 871242

Recording No.: 7904130021

9. Low Flow Mitigation Summary and the terms and conditions thereof:

Recording Date: September 30, 2004

Recording No.: 200409300034

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. 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

12. 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."

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "A"
Exceptions
(continued)

- thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.