

When recorded return to:
Nicole Bruun
7062 Steelhead Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2587

Jun 08 2021

Amount Paid \$7685.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020047748

Escrow No.: 620047748

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Delmar Angus, Personal Representative of The Estate of W D Angus
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Nicole Bruun, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 13, "SAMISH RIVER PARK, DIVISION NO. I", AS PER PLAT RECORDED IN VOLUME 9 OF
PLATS, PAGES 43 AND 44, 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): P68689 / 3990-000-013-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 5, 2021

The Estate of W D Angus

BY: John Delmar Angus
John Delmar Angus
Personal Representative

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that John Delmar Angus

~~I~~are the ~~person~~(s) who appeared before me, and said person acknowledged that ~~he~~/she/they signed this instrument, on oath stated that ~~he~~/she/they was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of S.D. Angus to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 07, 2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03.01.2024

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:	Puget Sound Power and Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	August 10, 1929
Recording No.:	225812
Affects:	as described in said instrument

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

Granted to:	State of Washington, Department of Game
Purpose:	Right of way for sport fishermen
Recording Date:	May 11, 1954
Recording No.:	501365

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:	August 15, 1967
Recording No.:	703232

Modification(s) of said covenants, conditions and restrictions

Recording Date:	February 16, 1968
Recording No.:	710329

Modification(s) of said covenants, conditions and restrictions

Recording Date:	April 12, 1979
Recording No.:	7904120004

Modification(s) of said covenants, conditions and restrictions

Recording Date:	September 22, 1995
Recording No.:	9509220088

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"

Exceptions
(continued)

Recording Date: March 23, 1998
Recording No.: 9803230110

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 18, 1998
Recording No.: 9808180048

4. 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 Samish River Park Division No. 1:

Recording No: 703269
5. Lien of assessments levied pursuant to the Declaration for Samish River Park, Inc. to the extent provided for by Washington law.
6. Resolution No. 2121-08 and the terms and conditions thereof:

Recording Date: May 12, 2008
Recording No.: 200805120181
7. Resolution No. 2161-09 and the terms and conditions thereof:

Recording Date: June 12, 2009
Recording No.: 200906120099
8. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Samish River.
9. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Samish River.
10. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
11. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

EXHIBIT "A"Exceptions
(continued)

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