

**When recorded return to:**  
Thomas Fallihee and Kaylen Fallihee  
5051 Aerie Lane  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-2721  
Jun 16 2021  
Amount Paid \$6805.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

CHICAGO TITLE COMPANY  
620047496

Escrow No.: 245441365

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Dale R. Lanning and Heather J. Lanning, who acquired title as Heather J. Johnson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Thomas Fallihee and Kaylen Fallihee, a married couple

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

LOT 38, "EAGLE VALLEY P.U.D", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS,  
PAGES 181 THROUGH 183, INCLUSIVE 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): P106931, 4632-000-038-0007,

Subject to:

1. 1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: United States of America  
Purpose: Perpetual right to enter and to erect, maintain, etc. one or more electric power transmission lines  
Recording Date: June 15, 1946  
Recording No.: 392629  
Affects: Portion of said premises

**STATUTORY WARRANTY DEED**

(continued)

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

In favor of: Pacific Northwest Pipeline Corporation, a Delaware corporation

Purpose: Construct, maintain, etc, a pipeline

Recording Date: September 19, 1956

Recording No.: 541748

Affects: Portion of said premises

3. 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 Short Plat

No. 12-88:

Recording No: 8812210004

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

In favor of: United States of America

Purpose: A perpetual easement and right to enter and erect maintain, etc., one or more lines of electric

power transmission structures etc. together with road right-of-way to maintain said right of Way

Recording Date: July 8, 1963

Recording No.: 638054

Affects: Portion of said premises

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

In favor of: United States of America

Purpose: Road Purposes

Recording Date: November 12, 1973

Recording No.: 793250

Affects: Portion of said premises

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

In favor of: United States of America

Purpose: A perpetual easement and right to enter and erect maintain, etc., one or more lines of electric

power transmission structures

Recording Date: July 13, 1971

Recording No.: 755263

**STATUTORY WARRANTY DEED**

(continued)

Affects: Portion of said premises

7. 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: Right to construct, operate maintain, repair, replace and enlarge one or more electric transmission lines and/or distribution lines over and/or under the right-of-way

Recording Date: May 26, 1993

Recording No.: 9305260018

Affects: Portion of said premises

8. Declaration of Covenant and the terms and conditions thereof:

Recording Date: August 8, 1990

Recording No.: 9008080053

9. 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: July 28, 1994

Recording No.: 9407280080

10. 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 Eagle

Valley P.U.D:

Recording No: 9407210001

11. 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

**STATUTORY WARRANTY DEED**

(continued)

said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 21, 1994

Recording No.: 9407210002

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 14, 1997

Recording No.: 9711140045

12. Title Notification and the terms and conditions thereof:

Recording Date: October 3, 1997

Recording No.: 9710030088

13. 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: Eagle Valley P.U.D. Homeowners Association

Recording Date: July 21, 1994

Recording No.: 9407210002

14. Memorandum of Timber sale agreement and the terms and conditions thereof:

Recording Date: July 2, 2002

Recording No.: 200207020126

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

Granted to: Northwest Pipeline Corporation

Purpose: Right-of Way and easement

Recording Date: July 2, 2002

Recording No.: 200207020127

Affects: Portion of said premises

16. 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

**STATUTORY WARRANTY DEED**

(continued)

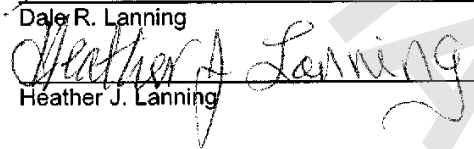
from normal,  
necessary Natural Resource Land operations when performed in compliance with Best  
Management Practices  
and local, State, and Federal law.

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."

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

Dated: June 8, 2021

  
Dale R. Lanning

  
Heather J. Lanning

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Dale R. Lanning and Heather J. Lanning are the  
persons who appeared before me, and said persons acknowledged that they signed this instrument  
and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this  
instrument.

Dated: 06/14/2021

Name: Kelli Moquin

Notary Public in and for the State of WA

Residing at: Blaine WA

My appointment expires: 08/17/2021

