

When recorded return to:
Fred C. Metz and Linda J. Berlage Metz
4951 Robinwood Lane
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2998
Jun 30 2021
Amount Paid \$18685.00
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.: 620048128

CHICAGO TITLE
620048128

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott Sotherlund, also appearing of record as Scott A. Sotherlund and Lisa Sotherlund, 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 Fred C. Metz and Linda J. Berlage Metz, a married couple

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

TRACT M2, SKAGIT COUNTY SHORT PLAT NO. 94-011, APPROVED DECEMBER 12, 1994, AND RECORDED DECEMBER 14, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 157, UNDER AUDITOR'S FILE NO. 9412140071, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P106713 / 360326-4-004-0302

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June ³⁰~~28~~, 2021

Scott Sotherlund
Scott Sotherlund

Lisa Sotherlund
Lisa Sotherlund

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Scott Sotherlund and Lisa Sotherlund 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: June 30 2021

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

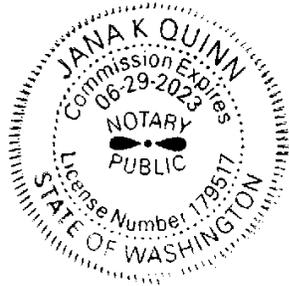


EXHIBIT "A"
Exceptions

1. Exceptions and reservations as contained in instrument;

Recorded: July 7, 1989

Recording No.: 8907070037, records of Skagit County, Washington

Executed By: Scott Paper Company

As Follows: The substances herein excepted and reserved include the following minerals: All metals, precious or base; metallic and nonmetallic minerals, ores; mineral products; mineral materials; and substances in, on, or lying beneath the surface of the property, EXCEPT earth soil, building stone, rock, sand, and gravel. The metals, metallic, and nonmetallic minerals, ores, mineral products, mineral materials, and substances hereby reserved include gold, silver, copper, lead, zinc, molybdenum, vanadium, mercury, tin, iron, alumina, uranium, thorium, and other fissionable materials; oil, gas, and other hydrocarbons; coal, lignite, and peat; helium, carbon dioxide, and other gaseous materials; and geothermal resources in, or, lying beneath the surface of the property, whether in solid, liquid, fluid, or gaseous forms, and without regard to whether one or more of them may be found on or near the surface or at depth beneath the surface and without regard to the method by which the same may or must be mined, extracted, or removed. Such substances are referred to hereinafter whether expressly named or not, as "reserved minerals" together with additional rights to explore for, develop/extract same as provided for under said document.

Note: No determination has been made regarding the current ownership of said reserved rights.

Statement of Mineral Claim, including the terms, covenants and provisions thereof;

Recording Date: March 18, 2009

Recording No.: 200903180041

2. Easement, including the terms and conditions thereof, reserved by instrument;

Recorded: July 7, 1989

Recording No.: 8907070037, records of Skagit County, Washington

In favor of: Scott Paper Company

For: Access over and upon all logging roads as well as the right to construct additional roads

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

3. Agreement, including the terms and conditions thereof; entered into;

By: Crown Pacific, Ltd.

And Between: Scott Paper Company

EXHIBIT "A"Exceptions
(continued)

Recorded: July 7, 1989
 Recording No.: 8907070047, records of Skagit County, Washington
 Providing: Memorandum of Wood Fiber Supply Agreement

4. Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: December 14, 1989
 Recording No.: 8912140077, records of Skagit County, Washington
 In favor of: Crown Pacific, Ltd.
 For: Access over and upon all logging roads

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

5. Exceptions and reservations as contained in instrument;

Recorded: December 14, 1989
 Recording No.: 8912140077, records of Skagit County, Washington
 Executed By: Crown Pacific, Ltd.
 As Follows: Right to harvest the merchantable timber

6. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: December 14, 1989
 Recording No.: 8912140078, records of Skagit County, Washington
 Executed By: Crown Pacific, Ltd.
 As Follows: Regarding timber

7. Agreement, including the terms and conditions thereof; entered into;

By: Crown Pacific, Ltd.
 And Between: The Trillium Corporation
 Recorded: December 14, 1989
 Recording No.: 8912140079, records of Skagit County, Washington
 Providing: Memorandum of Right of First Negotiation Agreement

8. Declaration of exempt 20-acre segregation;

Recorded: November 8, 1990
 Recording No.: 9011080036, records of Skagit County, Washington

9. Road Maintenance Agreement;

EXHIBIT "A"

Exceptions
(continued)

Recorded: September 3, 1993
Recording No.: 9309030006, records of Skagit County, Washington

Said instrument is a re-recording of instrument (s);

Recorded: August 2, 1995
Recording No.: 9508020029, records of Skagit County, Washington

10. 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: September 3, 1993
Recording No.: 9309030006

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 2, 1993
Recording No.: 9308020029

11. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: December 1, 1993
Recording No.: 9312010085, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: 1. All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void). 2. A strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

12. 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 Skagit County Short Plat No. 94-011:

Recording No: 9412140071

EXHIBIT "A"

Exceptions
(continued)

13. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: May 24, 1996
Recording No.: 9605240091, records of Skagit County, Washington
Executed By: Trillium Corporation

14. Terms and conditions contained in instrument;

Recorded: May 24, 1996
Recording No.: 9605240091, records of Skagit County, Washington
For: Preventing contamination of water supply
Affects: Any portion of said premises lying within 100-foot radius of well

15. Agreement, including the terms and conditions thereof; entered into;

By: Satellite Management Agency and the Satellite Water System
And Between: The Robinwood Lane Water System
Recorded: November 27, 1996
Recording No.: 9611270151, records of Skagit County, Washington
Providing: Water system

16. Shared Well and Water System Agreement, including the terms, covenants and provisions thereof;

Recording Date: November 27, 1996
Recording No.: 9611270152

17. A non-exclusive easement disclosed by document;

Recorded: November 14, 1996
Recording No.: 9611140068, records of Skagit County, Washington
For: Ingress, egress, operation, maintenance and access for a shared water system waste water transmission line

18. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recorded: November 27, 1996

EXHIBIT "A"Exceptions
(continued)

Recording No.: 9611270154, records of Skagit County, Washington
Executed By: Blossom Development Co.

19. 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."

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