

When recorded return to:
Ryan Bergstrom
18720 52nd Ave NW
Stanwood, WA 98292

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047524

CHICAGO TITLE CO.
020047524

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher L. Hundley and Mayra A. Hundley, 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 Ryan Bergstrom, an unmarried person and Grace Hari, an
unmarried person

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

LOT 3, "PLAT OF MERIMBULA", AS PER PLAT RECORDED ON OCTOBER 30, 2001 UNDER
AUDITOR'S FILE NO. 200110300048, 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): P118544 / 4784-000-003-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3054

Jul 02 2021

Amount Paid \$6645.00
Skagit County Treasurer
By Josie L Bear Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: 7/1/21



Christopher L. Hundley




Mayra A. Hundley

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Christopher L. Hundley and Mayra A. Hundley 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: July 1, 2021



Name: Jennifer Brazil

Notary Public in and for the State of WA

Residing at: Skagit County

My appointment expires: 7-25-2024

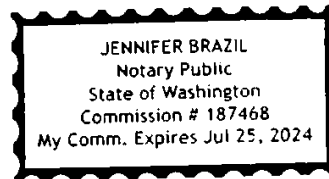


EXHIBIT "A"

Exceptions

1. Agreement, including the terms and conditions thereof; entered into;
 By: Edward P. Wardell
 And Between: Skagit County Sewer District No. 2
 Recorded: September 28, 2000
 Auditor's No.: 200009280051, records of Skagit County, Washington
 Providing: Developer Extension Agreement

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: July 11, 2001
 Auditor's No.: 200107110188, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc., a Washington Corporation
 For: 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.
 Affects:

Easement No. 1: All streets and road rights-of-way, access and utility easements as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open 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.

Easement No. 3: All areas located within a 10(ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or drive surfaces shall be located within a 5(five) foot perimeter of all of Grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or handholes.

3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: September 21, 2001
 Auditor's No(s): 200109210022, records of Skagit County, Washington
 In favor of: Edward P. Wardell and Gail Ann Lewis-Wardell
 For: Non-exclusive easement and maintenance declaration
 Affects: Cooma Place, as shown on the face of the plat

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 Merimbula:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 200110300048

5. Conveyance of Sewer Facility and the terms and conditions thereof:

Recording Date: December 17, 2001
Recording No.: 200112170142

6. Pay-Back Agreement and the terms and conditions thereof:

Executed by: Skagit County Sewer District No. 2, a municipal corporation of the State of Washington and Grandview Inc
Recording Date: December 17, 2001
Recording No.: 200112170143

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: December 17, 2001
Auditor's No(s): 200112170144, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer Mains

8. Side Sewer Easement

Recording Date: December 17, 2001
Recording No.: 200112170145
Width: 6 feet
Affects: An undisclosed portion of said Land along the line as constructed

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said common sewer by the common users.

9. 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.

EXHIBIT "A"**Exceptions
(continued)**

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."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.