

When recorded return to:
Kananu Mutunga Mason and Matthew D. Mason
130 Lilac Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3226
Jul 15 2021
Amount Paid \$13362.80
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
A COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020047071

Escrow No.: 620047071

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eileen Pierson Johns, as Trustee for the Elaine M. Davenport WA Bypass Trust
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kananu Mutunga Mason and Matthew D. Mason, a married
couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 11, Plat of Parkwood Estates of Mount Vernon, as per Plat recorded in Volume 14 of Plats,
page 176 and 177, in the records of Skagit County, State of Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P95995/ 4555-000-011-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 2, 2021

The Elaine M. Davenport WA Bypass Trust

BY: *Eileen Pierson Johns*
Eileen Pierson Johns
Trustee

State of Washington
Skagit county of Skagit

I certify that I know or have satisfactory evidence that Eileen Pierson Johns

~~is~~ 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 Trustee of The Elaine M. Davenport WA Bypass Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 12 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: Arundel
My appointment expires: 03-01-2024

EXHIBIT "A"
Exceptions

1. 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 Parkwood Estates of Mount Vernon:

Recording No: 9105070019

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

Granted to: Dujardin Custom Homes, Inc., a Washington corporation
Purpose: Sewer
Recording Date: September 26, 1988
Recording No.: 8809260089

3. 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: Electric transmission and/or distribution line
Recording Date: April 25, 1989
Recording No.: 8904250083

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, 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 10, 1990
Recording No.: 9007100004

Said instrument is a re-recording of instrument recorded under recording number 9006140100

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 27, 1990
Recording No.: 9007270054

EXHIBIT "A"
Exceptions
(continued)

5. Reservations, recitals, conditions and covenants contained in the Deed as set forth below:
Recording Date: April 15, 1992
Recording No.: 9204160080
6. 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."
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by the City of Mount Vernon.