

When recorded return to:
Brian Petitt and Jennie Petitt
409 Spring Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3357
Jul 22 2021
Amount Paid \$6885.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

A FIDELITY & BOND COMPANY

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048016

CHICAGO TITLE CO.
620048016

STATUTORY WARRANTY DEED

** Previously Known as Susan A. Hansen*
THE GRANTOR(S) Susan A. Rainey, Trustee of The Drea Mae Trust

for and in consideration of "Ten Dollars and other valuable consideration as part of an IRS 1031 tax deferred exchange"

in hand paid, conveys, and warrants to Brian Petitt and Jennie Petitt, a married couple

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

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

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

LT 43, "PLAT OF SPRING MEADOWS DIV II"

Tax Parcel Number(s): P114868 / 4732-000-043-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 15, 2021

The Drea Mae Trust

BY: Susan A. Rainey
Susan A. Rainey
TrusteeState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that _____

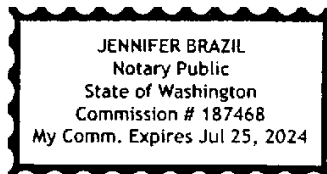
Susan A. Rainey
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of The Drea Mae Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.Dated: July 22, 2021Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P114868 / 4732-000-043-0000

LOT 43, "PLAT OF SPRING MEADOWS DIVISION II," AS PER PLAT RECORDED IN VOLUME 17
OF PLATS, PAGE(S) 65 AND 66, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Ordinance No. 1187 and the terms and conditions thereof:

Recording Date: January 26, 1994
Recording No: 9401260022
2. 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: March 4, 1999
Recording No.: 9903040085

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 15, 1999
Recording No.: 9904150048

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 24, 2000
Recording No.: 200007240001

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 28, 2006
Recording No.: 200608280166

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 7, 2006
Recording No.: 200612070087
3. By-Laws of Plat of Spring Meadows Homeowners Association and the terms and conditions thereof:

Recording Date: April 15, 1999
Recording No.: 9904150047
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

EXHIBIT "B"Exceptions
(continued)

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 Spring Meadows - Div I:

Recording No: 9905140014

5. Lien of assessments levied pursuant to the Declaration for Spring Meadows Homeowner's Association to the extent provided for by Washington law.
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. Assessments, if any, levied by City of Sedro-Woolley.
9. Assessments, dues and charges, if any, levied by Spring Meadows Homeowner's Association.
10. City, county or local improvement district assessments, if any.