

When recorded return to:

Arthur W. Henry
11811 Sunrise Lane
Burlington, WA 98233

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-3469

Jul 29 2021

Amount Paid \$8005.00
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.: 620048540

CHICAGO TITLE
020048540

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gene Tanaka and Ruby Camille Tanaka, formerly known as Cheryl L. Tanaka, 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 Arthur W. Henry, a married man

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

THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P19339 / 340113-3-006-0036

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: July 23, 2021

Gene Tanaka
Gene Tanaka

Ruby Camille Tanaka
Ruby Camille Tanaka

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that

Gene Tanaka and Ruby Camille Tanaka
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: July 27 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: Drumheller
My appointment expires: 03-01-2024

EXHIBIT "A"
Exceptions

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

In favor of: David O Taggart and Norma Rachel Taggart, husband and wife
Purpose: Ingress and egress
Recording Date: May 27, 1969
Recording No.: 727038
Affects: Northerly portion of said premises

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

In favor of: Gary F. Wheatley and Maureen F. Wheatley, husband and wife
Purpose: Roadway
Recording Date: October 19, 1984
Recording No.: 8410190029

3. 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 15, 1996
Recording No.: 9607150132

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 18, 2000
Recording No.: 200004180025

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 29, 2018
Recording No.: 201806290193

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 29, 2018
Recording No.: 201806290194

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 24, 2018

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

Recording No.: 201808240036

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

Recording Date: May 20, 1983

Recording No.: 8305200003

5. 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 Survey:

Recording No: 9607150009

6. Reservations contained in deed:

From: Clarence D. Pease and Maxine E. Pease, husband and wife

Recording Date: March 21, 1973

Recording No.: 782223

As follows:

Reserving to the grantor herein one-half of the mineral rights as reserved in said contract.

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

7. Covenant to share cost of maintenance and upkeep of road and well as provided for in instrument:

Recording Date: July 15, 1996

Recording No.: 9607150132

8. Lot Certification and the terms and conditions thereof:

Recording Date: February 9, 1995

Recording No.: 9502090029

9. 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,

EXHIBIT "A"

**Exceptions
(continued)**

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: May 17, 1997
Recording No.: 9705140148

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 Easement Exhibit:

Recording No: 200303240328

11. Easement and Agreement, and the terms and conditions thereof:

Executed by: Daniel Edward Downing and Alin G. Downing, husband and wife and Carl R. Clinesmith and Judith A. Clinesmith, husband and wife; Gene Tanaka and Cheryl L. Tanaka, husband and wife; and Harold L. Harrington and Carol T. Harrington, also known of record as Carol T. Gaffney, husband and wife and William M. Buchman and Elisabeth J. Buchman

Recording Date: June 5, 2003
Recording No.: 200306050024

12. Affidavit of correction, and the terms and conditions thereof:

Recording Date: December 9, 2003
Recording No.: 200312090106

13. Emergency Vehicle Turnaround Exhibit and the terms and conditions thereof:

Recording Date: July 9, 2003
Recording No.: 200307090051

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

Purpose: Ingress, egress and utilities
Recording Date: August 14, 2006
Recording No.: 200608140162

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

EXHIBIT "A"

**Exceptions
(continued)**

Granted to: Puget Sound Energy, Inc
Purpose: Transmission, distribution and sale of electricity
Recording Date: January 25, 2016
Recording No.: 201601250062
Affects: as described in said instrument

16. 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 Survey:

Recording No: 201604050054

17. Relocation and Grant of Access and Utility Easement and the terms and conditions thereof:

Recording Date: April 30, 2018
Recording No.: 201804300230

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