

When recorded return to:

Roger D. Coon and Stephanie A. S. Coon
13299 Teak Lane
Mount Vernon, WA 98273

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-3482

Jul 29 2021

Amount Paid \$17973.00

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.: 620048300

CHICAGO TITLE CO.

620048300

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregg L. Wilson and Bonnie L. Wilson also known as Bonita L Wilson, 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 Roger D. Coon and Stephanie A. S. Coon, a married couple

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

All of SKAGIT COUNTY SHORT PLAT NO. PL01-0566, as approved September 21, 2001, and recorded September 24, 2001, under Auditor's File No. 200109240139, records of Skagit County, Washington; being a portion of Lots 12 and 13, Plat of Sunset Addition to Clear Lake, according to the plat thereof recorded in Volume 4 of Plats, page 38, records of Skagit County, Washington.

EXCEPT Lot 2 of the above said Short Plat.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P69913 / 4027-000-012-0007

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: July 21, 2021

Gregg L. Wilson
 Gregg L. Wilson

Bonnie L. Wilson
 Bonnie L. Wilson

State of WashingtonCounty of Skaagit

I certify that I know or have satisfactory evidence that

Gregg L. Wilson and Bonnie L. Wilson
 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: July 28, 2021

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

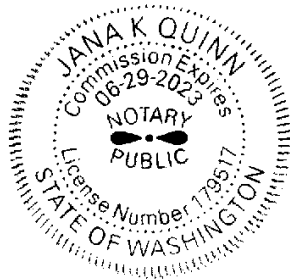


EXHIBIT "A"
Exceptions

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

Recording Date: February 4, 1998
Recording No.: 9802040061
In favor of: Aloha Lumber Corporation
For: Road and utilities
Affects: The Westerly 40 feet of said premises

Said easement contains, among other things, provisions for maintenance by the common users.

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

Recording Date: June 3, 1998
Recording No.: 9806030023
In favor of: Public Utility District No. 1
For: Construction and maintenance of water lines and related facilities
Affects: The Westerly 30 feet of a portion of Parcel 2

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

Recording Date: August 12, 1999
Recording No.: 199908120017
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line
Affects: Parcel 2 and other property

4. Terms and conditions of that Lot Certification Application;

Recording Date: February 14, 1997
Recording No.: 9702140042

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

Recording Date: August 30, 1999
Recording No.: 9908300066
In favor of: Puget Sound Energy
For: Electric transmission and/or distribution line
Affects: Parcel 1 and other property

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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

EXHIBIT "A"Exceptions
(continued)

said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY
SHORT PLAT NO. PL01-0566:

Recording No: 200109240139

7. Declaration and Agreement for Road, Drainage, and Utilities Maintenance and the terms and conditions thereof

Recording Date: September 24, 2001

Recording No.: 200109240140

8. 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: 201409300096

9. Property Lease Agreement Lease Area "B" and the terms and conditions thereof

Recording Date: September 30, 2014

Recording No.: 2014093000093

10. Property Lease Agreement - Lease Area "C" and the terms and conditions thereof

Recording Date: September 30, 2014

Recording No.: 201409300094

11. Property Lease Agreement - Lease Area "D" and the terms and conditions thereof

Recording Date: September 30, 2014

Recording No.: 201409300095

12. Access and utilities easement and the terms and conditions thereof:

Recording Date: January 15, 2015

Recording No.: 201501150092

13. Skagit County Planning & Development Services Plat Lot of Record Certification, and the terms and conditions thereof:

Recording Date: May 18, 2016

Recording No.: 201605180069

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

14. Notice of on-site sewage system maintenance agreement requirements, and the terms and conditions thereof:

Recording Date: May 25, 2016
Recording No.: 201605250072

15. 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."

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