

When recorded return to:
Joyce Hendricks Lopes and Tom M. Lopes
855 Summerhill Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3609
Aug 05 2021
Amount Paid \$16015.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
620048211

Escrow No.: 620048211

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew H. Weaver and Teresa A. Weaver, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Joyce Hendricks Lopes and Tom M. Lopes, a married couple

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

LOT 8, "SKYVIEW DREAM ACRES", AS RECORDED MAY 28, 2003, UNDER AUDITOR'S FILE
NO. 200305280141, 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): P120436 / 4815-000-008-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 29, 2021



Andrew H. Weaver



Teresa A. Weaver

State of WASHINGTON

County of ~~SKAGIT~~ Snohomish

I certify that I know or have satisfactory evidence that Andrew H. Weaver and Teresa A. Weaver 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.

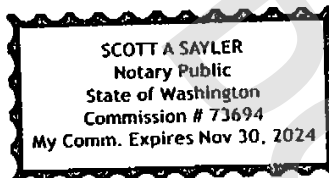
Dated: August 4, 2021Name: Scott A. SaylorNotary Public in and for the State of WAResiding at: EverettMy appointment expires: 11/30/24

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: June 20, 1950
 Recording No.: 447275, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: A portion of the subject property

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: December 30, 1953
 Recording No.: 496763, records of Skagit County, Washington
 For: Road right-of-way
 Affects: The South Half of the South Half of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 4, Township 36 North, Range 4 East of the Willamette Meridian

3. Regulatory notice/agreement that may include covenants, conditions and restrictions, affecting the subject property;
 Executed By: Skagit County Hearing Examiner
 Recorded: July 31, 2000
 Recording No.: 200007310110, records of Skagit County, Washington

4. Reservations contained in instrument;
 Executed By: Daryl Kilwine and Meredith Kilwine, husband and wife
 Recorded: January 30, 2002
 Recording No.: 200201300041, records of Skagit County, Washington

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 the Plat of Skyview Dream Acres:

 Recording No: 200305280141

6. Covenants, conditions and restrictions 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

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

Recording Date: May 28, 2003
Recording No.: 200305280142

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Skyview Dream Acres Homeowner's Association
Recording Date: May 28, 2003
Recording No.: 200305280142

8. Agreement, including the terms and conditions thereof; entered into;
By: Western Washington Corporation of Seventh Day Adventists
And Between: Skagit County
Recorded: May 28, 2003
Recording No.: 200305280143, records of Skagit County, Washington
Providing: Protected Critical Area Agreement

9. Terms and provisions of operation and maintenance manual for the Skyview Dream Acres, recorded May 28, 2003, under Skagit County Recording No. 200305280144, records of Skagit County, Washington.

10. Lot of Record Certification

Recording Date: July 17, 2003
Recording No.: 200307170095

11. Agreement, including the terms and conditions thereof; entered into;
By: Doug and Lisa Niva
And Between: Skagit County
Recorded: September 22, 2003
Recording No.: 200309220045, records of Skagit County, Washington
Providing: Whitewater Aerobic Treatment System

12. Title Notification including the terms, covenants and provisions thereof

Recording Date: December 19, 2003
Recording No.: 200312190134

13. Restrictive Covenant and the terms and conditions thereof:

Recording Date: September 17, 2019
Recording No.: 201909170052

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

14. 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."

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