

When recorded return to:

Brian Richard Edwards
1316 Heather Lane
Sedro Woolley, WA 98284

Filed for Record at Request of
Mauseth Legal, PLLC
Escrow Number: 000826-SR

CHICAGO TITLE
620047840

Statutory Warranty Deed

THE GRANTOR Patrick J. Simons, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Brian Richard Edwards, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington

Tax Parcel Number(s): **P37671 / 350426-1-005-0100**

LOT 1, CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SW-03-96, APPROVED MARCH 9, 1998, AND RECORDED MARCH 23, 1998, IN VOLUME 13 OF SHORT PLATS, PAGE(S) 107 AND 108, UNDER AUDITOR'S FILE NO. 9803230071, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3623

Aug 06 2021

Amount Paid \$5925.00

Skagit County Treasurer

By Heather Beauvais Deputy

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated 7-29-21
Patrick J. SimonsSTATE OF WASHINGTON }
COUNTY OF SKEWAT } SS:

I certify that I know or have satisfactory evidence that Patrick J. Simons

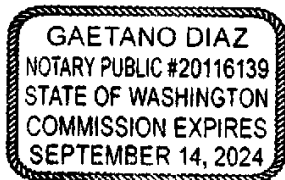
is the person who appeared before me, and said person acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.Dated: 7.29.2021Notary Public in and for the State of WASHINGTON
Residing at BOTHELL
My appointment expires: SEPT. 14, 2024

EXHIBIT "A"**RIGHTS, RESERVATIONS, RESTRICTIONS, AGREEMENT, CONVENANTS
AND/OR EASEMENTS**

Agreement and the terms and conditions thereof:

Executed by: Steven A. Lidgard and Julie O. Lidgard, husband and wife and Vandenburg Children's Trust by Trustee, Sue Farnsworth

Recording Date: April 7, 1994

Recording No.: 9404070050

Providing: Easement rights and maintenance of same

Declaration of Land Patent and Assignment and the terms and conditions thereof:

Recording Date: August 31, 1995 and November 27, 1996

Recording No.: 9508310098

Recording No.: 9611270126

Agreement and the terms and conditions thereof:

Executed by: Ray Houser, et al and Sue Farnsworth, Trustee, et al

Recording Date: February 3, 1997

Recording No.: 9702030035

Providing: Payment of \$3,000.00 for right to discharge storm water across adjoining property

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

Recording Date: November 12, 1997

Recording No.: 9711120059

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 City of Sedro-Woolley Short Plat No. SW-03-96:

Recording No: 9803230071

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

In favor of: Central Rhodes Road Community Association

Purpose: Construction, operation, repair and maintenance of a sanitary sewer line

Recording Date: October 14, 1999

Recording No.: 199910140110

Affects: The West 11.88 feet of the South 85.68 feet of said premises

EXHIBIT "A"**RIGHTS, RESERVATIONS, RESTRICTIONS, AGREEMENT, CONVENANTS
AND/OR EASEMENTS**

Sanitary Sewer Line Maintenance Agreement and the terms and conditions thereof:

Recording Date: October 18, 1999

Recording No.: 199910180017

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."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

Assessments, if any, levied by Sedro Woolley.

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