

When recorded return to:

John Carey
Utopia Homes LLC
PO Box 656
Sedro Woolley, WA 98284

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-3654

Aug 09 2021

Amount Paid \$2885.00

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

CHICAGO TITLE
020048628

Escrow No.: 620048628

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sheryl A. Douglas-Lincoln, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Utopia Homes LLC, a limited liability company

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

Lot 11, WILLARD ESTATES, according to the plat thereof recorded December 23, 1999, under
Auditor's File No. 199912230062, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P116236 / 4747-000-011-0000

Subject to:

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

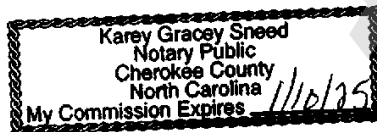
STATUTORY WARRANTY DEED
(continued)

Dated: July 24, 2021

Sheryl A. Douglas-Lincoln
Sheryl A. Douglas-Lincoln

State of NC
County of Cherokee

I certify that I know or have satisfactory evidence that
Sheryl A. Douglas-Lincoln
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: 8/6/2021

Karey Gracey Sneed
Name: Karey Gracey Sneed
Notary Public in and for the State of NC
Residing at: 32 Newnan St Murphy NC 28906
My appointment expires: 11/6/2025

EXHIBIT "A"
Exceptions

1. 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 Plat of Willard Estates:

Recording No: 9912230062

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: April 20, 1999
Recording No.: 9904200136

3. Road Variance, including the terms, covenants and provisions thereof

Recording Date: August 17, 1998
Recording No.: 9808170133

Reconsideration recorded under Recording No. 9810120109

4. Agreement regarding landscaping, including the terms, covenants and provisions thereof

Recording Date: December 23, 1999
Recording No.: 9912230064

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: 9102040045

6. Low flow mitigation summary, including the terms, covenants and provisions thereof

Recording Date: February 22, 2000
Recording No.: 200002220104

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

7. 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: December 23, 1999
Recording No.: 9912230063

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants and provisions thereof

Recording Date: December 23, 1999
Recording No.: 199912230063

9. Low flow mitigation summary, including the terms, covenants and provisions thereof

Recording Date: August 24, 2000
Recording No.: 200008240071

10. Title notification, including the terms, covenants and provisions thereof

Recording Date: March 23, 2004
Recording No.: 200403230100

11. 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."

EXHIBIT "A"

Exceptions
(continued)

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