

When recorded return to:
Samuel S. King
5130 Aerie Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3832

Aug 19 2021

Amount Paid \$6485.00

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.: 620048291

CHICAGO TITLE CO.
620048291

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alaina Banta and Jacob Jones, 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 Samuel S. King, an unmarried person

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

LOT 44, EAGLE VALLEY P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 15 OF PLATS, PAGE(S) 181 THROUGH 183, 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): P106937 / 4632-000-044-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 8/16/2021

Alaina Banta



Jacob Jones

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Alaina Banta and Jacob Jones 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.


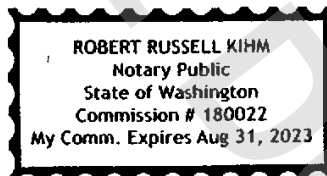
Dated: 8-16-21
Name: Robert Russell Kihm
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 8-31-23

EXHIBIT "A" Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: September 19, 1956
 Auditor's No.: 541748, records of Skagit County, Washington
 In favor of: Pacific Northwest Pipeline Corporation, a Delaware corporation
 For: Construct, maintain, etc. a pipeline
 Affects: A 75-foot strip of land, the exact location of which is not disclosed on the record

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: November 12, 1973
 Auditor's No(s): 793250, records of Skagit County, Washington
 In favor of: United States of America
 For: Road purposes
 Affects: A 20-foot strip of land

 Note: Exact location and extent of easement is undisclosed of record.

3. 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 said covenant or restriction is permitted by applicable law, as set forth on Eagle Valley P.U.D., recorded in Volume 15 of Plats, Pages 181 through 183:
 Recording No: 9407210001

4. 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 said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 12-88:

 Recording No: 8812210004

5. 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: August 8, 1990

Recording No.: 9008080053

As Follows: The Grantor(s) agree(s) and covenant(s) that said grantor(s), his (her) (their) heirs, successors, and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantor(s) and within 100 feet of the well herein described, so long as the same is operated to furnish water for public consumption, any potential source of contamination, such as cesspools, sewers, privies, septic tanks, drainfields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens, or other enclosed structures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemicals, herbicides, or insecticides.

6. 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 21, 1994

Recording No.: 9407210002

Modification(s) of said covenants, conditions and restrictions

Recorded: November 14, 1997

Recording No.: 9711140045, records of Skagit County, Washington

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: Eagle Valley Planned Unit Development

Recording Date: July 21, 1994

Recording No.: 9407210002

8. 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: July 28, 1994

Recording No.: 9407280080

Executed By: Patti Hein, as her separate property, and Jerry E. Hein and Patricia C. Hein, husband and Patti Jo Hein, as personal representative of the estate of Rudolph Hein a/k/a Rudy Hein deceased under County Cause No. 92-4-00095-4

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

As Follows: Grantor reserves any right, title, and interest to overages or refund deposits from Puget Power for future family residences utilizing permanent electric service within the first five years. Grantee agrees to keep grantor informed of each new hook-up which is completed within the property herein described
Affects: Said premises and other property

9. 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."

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