

When recorded return to:
Darcy Jayne
37486 Fieldstone Court
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4072

Sep 02 2021

Amount Paid \$7669.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620048943

Escrow No.: 620048943

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua D. Russell and Kari Suzanne Russell, 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 Darcy Jayne, an unmarried person, as sole owner

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

LOT 24, "BIRDSVIEW ESTATES", AS PER PLAT RECORDED JUNE 10, 2010, UNDER
AUDITOR'S FILE NO. 201006100097, 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): P130292 / 4997-000-024-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 19, 2021



Joshua D. Russell

Kari Suzanne RussellState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

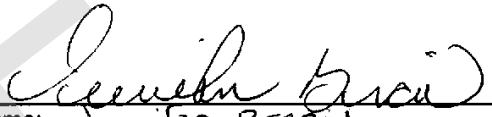
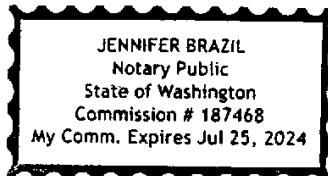
Joshua D. Russell and Kari Suzanne Russell
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: August 27, 2021
Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Exceptions

1. 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: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Recording Date: April 24, 1925
Recording No.: 183088
Affects: as described in said instrument

NOTE: Reference is hereby made to the "Consent For Use of Puget Sound Energy, Inc. Transmission Right-Of-Way," and the terms and conditions contained therein, as recorded November 8, 2006, under Recording No. 200611080113.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc
Purpose: Right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity
Recording Date: April 9, 2007
Recording No.: 200704090170
Affects: as described in said instrument
3. Lot Certification and the terms and conditions thereof:

Recording Date: December 10, 2007
Recording No.: 200712100015
4. Variance and the terms and conditions thereof:

Recording Date: April 9, 2008
Recording No.: 200804090065
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 Birdview Estates:

Recording No: 201006100097

EXHIBIT "A"

**Exceptions
(continued)**

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: June 10, 2010
Recording No.: 201006100098

7. Operation and Maintenance Manual Stormwater Collection System and Infiltration System and the terms and conditions thereof:

Recording Date: June 10, 2010
Recording No.: 201006100099

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

Recording Date: June 10, 2010
Recording No.: 201006100100

9. Protected Critical Area Covenant and the terms and conditions thereof:

Recording Date: June 10, 2010
Recording No.: 201006100101

10. 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)

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