

202109100152

09/10/2021 01:46 PM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor

When recorded return to:

Renee J. McKinnon and Gary L. Spry
5047 Aerie Lane
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048726

CHICAGO TITLE
620048726

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tiffany S. Barley, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Renee J. McKinnon, an unmarried woman and Gary L. Spry, an
unmarried Man

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

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

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

LT. 39, EAGLE VALLEY P.U.D

Tax Parcel Number(s): P106932 / 4632-000-039-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

204-4181
SEP 10 2021

Amount Paid \$ 6205.00
Skagit Co. Treasurer
By *MC* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 31, 2021



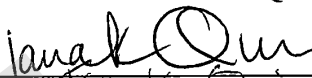
Tiffany S. Barley

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Tiffany S. Barley
(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: September 01 2021



Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

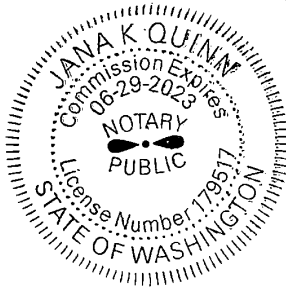


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P106932 / 4632-000-039-0008

LOT 39, "EAGLE VALLEY P.U.D.," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 181 THROUGH 183, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

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

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 delineated on the face of Short Plat No. 12-88, approved December 15, 1988, and recorded December 21, 1988, in Volume 8 of Short Plats, pages 99 and 100, under Auditor's File No. 8812210004, records of Skagit County, Washington; being a portion of Government Lots 1 and 2 and the East Half of the Northwest Quarter of Section 31, Township 36 North, Range 5 East of the Willamette Meridian;

For:	Road and utilities
Affects:	A 60-foot strip lying in Featherlane as shown on said plat

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

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.

4. 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 Short Plat No. 12-88:

Recording No: 8812210004

5. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: August 8, 1990

EXHIBIT "B"**Exceptions
(continued)**

Auditor's No.: 9008080053, records of Skagit County, Washington
 Executed By: Coastline Properties, Inc.
 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, 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 Eagle Valley P. U. D.:

Recording No: 9407210001

7. 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

8. 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 P.U.D Homeowners Association
 Recording Date: July 21, 1994
 Recording No.: 9407210002

9. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: July 28, 1994
 Auditor's No.: 9407280080, records of Skagit County, Washington

EXHIBIT "B"Exceptions
(continued)

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

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

10. Title Notification and the terms and conditions thereof:

Recording Date: October 3, 1997

Recording No.: 9710030064

11. Memorandum of timber sale agreement and the terms and conditions thereof:

Recording Date: July 2, 2002

Recording No.: 200207020126

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

Granted to: Northwest Pipeline corporation

Purpose: Right-of-Way and easement

Recording Date: July 2, 2002

Recording No.: 200207020127

Affects: Portion of said premises

13. 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

EXHIBIT "B"Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by Kennart Estates Water System.
17. Assessments, if any, levied by Lot Owners of Eagle Valley P.U.D.