

When recorded return to:
Jeremiah D. Taylor and Lanora Lynn Taylor
8620 325TH PL NW UNIT A
Starwood, WA 98292

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049000

CHICAGO TITLE CO.
620049000

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joni M. Carter, 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 Jeremiah D. Taylor and Lanora Lynn Taylor, a married couple
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.)

TRACT 4, PARCEL MAP NO. 509-80, REC NO. 8111130039

Tax Parcel Number(s): P48358 / 360326-3-005-0418

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4482

Sep 30 2021

Amount Paid \$18685.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 31, 2021

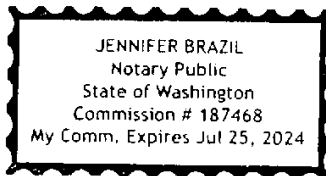
Joni M. Carter
Joni M. Carter

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Joni M. Carter
_____ 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: 9-7-2021



Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48358 / 360326-3-005-0418

TRACT 4, PARCEL MAP NO. 509-80, ENTITLED "REVISED PLAT OF SAN JUAN LOOKOUT", APPROVED NOVEMBER 13, 1981 AND RECORDED IN VOLUME 3 OF SURVEYS, PAGE 151, UNDER AUDITOR'S FILE NO. 8111130039, RECORDS OF SKAGIT COUNTY, WASHINGTON.

(BEING A REVISION OF THAT CERTAIN SHORT PLAT LOCATED IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AND RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 103, UNDER AUDITOR'S FILE NO. 8107170015, RECORDS OF SKAGIT COUNTY, WASHINGTON).

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS TRACT A, ENTITLED "LOOKOUT LANE", AS SHOWN ON THE FACE OF SAID REVISED PARCEL MAP NO. 509-80 AND RECORDED IN VOLUME 3 OF SURVEYS, PAGE 151.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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: August 19, 1981

Recording No.: 8108190028

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 9, 1996

Recording No.: 9605090036

2. 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: San Juan Lookout Homeowners Association

Recording Date: August 19, 1981

Recording No.: 8108190028

3. 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 Parcel Map No. 509-80:

Recording No: 8107170015

Revised under Recording No.: 8111130039

4. Right to make necessary slopes for cuts or fills upon said premises as granted by Deed, including the terms, covenants and provisions thereof:

Recording Date: July 23, 1981

Recording No.: 8107230012

5. Provisions contained in "Articles of incorporation of San Juan Lookout" dated July 15, 1981, recorded July 17, 1981, under Recording No. 8107170013.

6. Waste Management Agreement and the terms and conditions thereof:

EXHIBIT "B"
Exceptions
(continued)

Recording Date: July 17, 1981
Recording No.: 8107170014

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 28, 1981
Recording No.: 8107280049

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

Granted to: Puget Sound Power and Light Company
Purpose: electric transmission and/ or distribution line
Recording Date: October 12, 1982
Recording No.: 8210120006
Affects: the land herein and other land
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Underground electric transmission and/or distribution system
Recording Date: January 22, 1990
Recording No.: 9001220028
Affects: as described in said instrument
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Underground electric system
Recording Date: April 24, 1995
Recording No.: 9504240088
Affects: as described in said instrument
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Installation and maintenance of electric service
Recording Date: April 26, 1995
Recording No.: 9504260081
Affects: as described in said instrument
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"

Exceptions
(continued)

12. City, county or local improvement district assessments, if any.
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 you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."