

When recorded return to:
Barry Whipple and Kimberly Whipple
20317 Christie Place
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020048947

Escrow No.: 620048947

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bryce T. Owens and Sara E. Owens, also appearing of record as Sara E. O'Neill, 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 Barry Whipple and Kimberly Whipple, a married couple

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

LOT 14, PLAT OF SHAMROCK PLACE, AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE(S) 3 AND 4, 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): P112958 / 4714-000-014-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4857

Oct 22 2021


Amount Paid \$9429.00


Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 14, 2021



Sara E. Owens


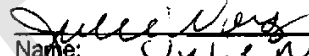
Bryce T. Owens

State of Montana
County of Yellowstone

I certify that I know or have satisfactory evidence that
Sara E. Owens and Bryce T. Owens

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: October 15, 2021



Name: Julie Norskog
Notary Public in and for the State of Montana
Residing at: Billings
My appointment expires: February 2024

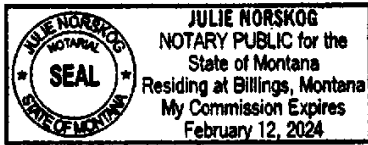


EXHIBIT "A"
Exceptions

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

| | |
|-----------------|---|
| In favor of: | Puget Sound Power & Light Company |
| Purpose: | Electric transmission and/or distribution line, together with necessary appurtenances |
| Recording Date: | October 21, 1918 |
| Recording No.: | 127970 |

Note: Exact location and extent of easement is undisclosed of record.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

| | |
|-----------------|-----------------------------------|
| In favor of: | Russell Natter |
| Purpose: | Access and utilities |
| Recording Date: | May 21, 1973 |
| Recording No.: | 785337 |
| Affects: | The northern portion of said plat |
3. Native Growth Protection Area Easement, and the terms and conditions thereof:

| | |
|-----------------|---------------|
| Recording Date: | April 9, 1998 |
| Recording No.: | 9804090050 |
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 the Plat of Shamrock Place:

Recording No: 9804090051
5. 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: | April 9, 1998 |
| Recording No.: | 9804090052 |

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

6. 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: Shamrock Place Homeowners Association
Recording Date: April 9, 1998
Recording No.: 9804090052

7. Title Notification - Special Flood Hazard Area, and the terms and conditions thereof:

Recording Date: August 20, 2001
Recording No.: 200108200114

8. Title Notification - Development Activities on or Adjacent to Designated Natural Resource Lands, and the terms and conditions thereof:

Recording Date: August 20, 2001
Recording No.: 200108200115

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.