

**When recorded return to:**  
Kristina Holley and Landon Holley  
28740 Bacus Road  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
**620049725**

Escrow No.: 620049725

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Adam Pessl and Lauren A. Pessl, 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 Kristina Holley and Landon Holley, a married couple

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

LOT 4, OF SKAGIT COUNTY SHORT PLAT NO. 91-090, APPROVED MAY 25, 2005, AND RECORDED MAY 26, 2005, UNDER AUDITOR'S FILE NO. 200505260046; BEING A PORTION OF THE NORTH HALF OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P123009 / 350514-1-003-0400

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5519

Dec 02 2021

Amount Paid \$13523.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 12/1/21

*Adam Pessl*  
Adam Pessl

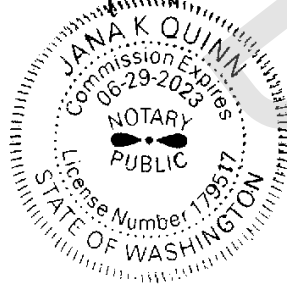
*Lauren A. Pessl*  
Lauren A. Pessl

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Adam Pessl and Lauren A. Pessl 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: December 01, 2021

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



**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:        | Electric transmission and/or distribution line |
| Recording Date: | November 18, 1986                              |
| Recording No.:  | 8611180010                                     |
  
2. Covenants, conditions and restrictions contained in instrument, 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 16, 1991 |
| Recording No.:  | 9104160086     |
  
3. Declaration of Easements, Covenants and Road Maintenance Agreement, including the terms, covenants and provisions thereof  

|                 |                   |
|-----------------|-------------------|
| Recording Date: | February 21, 1989 |
| Recording No.:  | 8902210090        |
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

|                 |                          |
|-----------------|--------------------------|
| Granted to:     | State of Washington      |
| Purpose:        | General highway purposes |
| Recording Date: | June 22, 1976            |
| Recording No.:  | 837474                   |
  
5. 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:        | Electric transmission and/or distribution line |
| Recording Date: | November 18, 1986                              |
| Recording No.:  | 8611180008                                     |
  
6. 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:    | Electric transmission and/or distribution line |

**EXHIBIT "A"**Exceptions  
(continued)Recording Date: November 19, 1986  
Recording No.: 8611180009

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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. 01-090:

Recording No: 200505260046

8. Lot Certificate, including the terms, covenants and provisions thereof

Recording Date: December 7, 2005  
Recording No.: 200512070107

9. Lot Certificate, including the terms, covenants and provisions thereof

Recording Date: December 21, 2005  
Recording No.: 200512210010

Being a re-recording of Recording No. 200512150100

10. Agreement for Easement regarding septic system and drainfield, including the terms, covenants and provisions thereof

Recording Date: January 18, 2006  
Recording No.: 200601180100

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

Granted to: Puget Sound Energy, Inc.  
Purpose: Underground electric transmission and/or distribution system  
Recording Date: November 26, 2018  
Recording No.: 201811260127

12. Lot Certificate, including the terms, covenants and provisions thereof

Recording Date: February 11, 2019  
Recording No.: 201902110015

13. Title Notification, including the terms, covenants and provisions thereof

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

Recording Date: August 22, 2019

Recording No.: 201908220082

14. 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."

15. City, county or local improvement district assessments, if any.