

When recorded return to:

Kenneth E. Norris and April Dawn Norris
PO BOX 83
Clearlake, WA 98235

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049358

CHICAGO TITLE
620049358

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jordan M. Wicker, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kenneth E. Norris and April Dawn Norris, a married couple

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

LOT 7 "ZOEYS PLACE", ACCORDING TO THE PLAT THEREOF RECORDED UNDER
AUDITOR'S FILE NO. 201303080035 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): P131430 / 6011-000-000-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5657

Dec 10 2021

Amount Paid \$6661.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

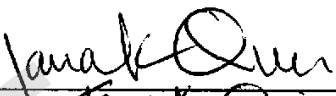
Dated: November 30, 2021



Jordan M. WickerState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Jordan M. Wicker

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: December 01 2021

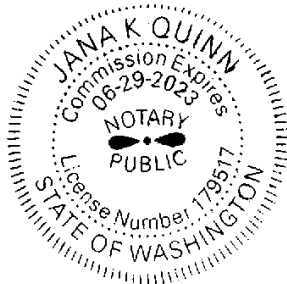
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

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 Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 11, 2010
Recording No.: 201001110155
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Dorothy De Fremery
Purpose: Ingress, egress for construction, repair and maintenance of garage and barn
Recording Date: January 12, 2011
Recording No.: 201101120055
3. Findings of Fact, Conclusions of Law and Judgment and the terms and conditions thereof

Recording Date: January 12, 2011
Recording No.: 201101120055
4. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005
Recording No.: 9502230028
Recording No.: 200504040073
5. Waiver of Protest and the Terms and conditions thereof;

Recording Date: January 30, 2013
Recording No.: 201301300022
Providing: ULID/LID For Development with in City of Sedro Woolley
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Zoey's Place:

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

Recording No: 201303080035

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: March 8, 2013
Recording No.: 201303080036

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: Zoey's Place Homeowners Association
Recording Date: March 8, 2013
Recording No.: 201303080036

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. Assessments, if any, levied by Sedro Woolley.

EXHIBIT "A"

Exceptions
(continued)

12. City, county or local improvement district assessments, if any.
13. City, county or local improvement district assessments, if any.