

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

Escrow No.: 620049737

**CHICAGO TITLE**  
**620049737**

### 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 3, 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): P123008 / 350514-1-003-0300

Subject to:

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

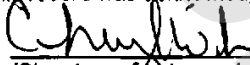
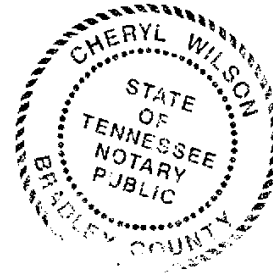
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5973

Dec 30 2021

Amount Paid \$4165.00

Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)Dated: December <sup>23</sup>~~21~~, 2021  
Adam Pessl  
Lauren A. PesslState of TennesseeCounty of McMinnThis record was acknowledged before me on 12/23/2021 by Adam Pessl and Lauren A. Pessl.  
(Signature of Notary public)Notary Public in and for the State of TNResiding at: 115 McMinnway Rd Cleveland TNMy commission expires: 11/27/2022

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: State of Washington, and its assigns  
Purpose: General highway purposes  
Recording Date: June 22, 1976  
Recording No.: 837474  
Affects: as described in said instrument
2. 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: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way  
Recording Date: November 18, 1986  
Recording No.: 8611180008  
Affects: as described in said instrument
3. 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: Right to construct, operate, maintain, repair, replace and enlarge one or more Electric transmission and/or distribution lines over and/or under the right of way  
Recording Date: November 18, 1986  
Recording No.: 8611180009  
Affects: as described in said instrument
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Co.  
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Recording Date: November 18, 1986  
Recording No.: 8611180010  
Affects: as described in said instrument
5. Easement, including the terms and conditions thereof, reserved by instrument;  
Recorded: October 23, 1989  
Auditor's No.: 8910230016, records of Skagit County, Washington  
In favor of: Noretap, a Washington general partnership  
For: Utility and roadway for ingress, egress, road right-of-way purposes, together with utility easement, telephone line and storm sewer

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

Affects: Said premises and other property

Said instrument is a re-recording of instrument (s);

Recorded: February 21, 1989

Auditor's File No(s): 8902210090, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: October 30, 1989

Auditor's No(s): 8910300086, records of Skagit County, Washington

Said easement contains, among other things, provisions for maintenance by the common users.

6. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
- From: The State of Washington
- Recorded: April 16, 1991
- Auditor's No.: 9104160086, records of Skagit County, Washington
- Executed By: Noretap, a general partnership
- As Follows: All minerals of every nature whatsoever, including, but not limited to, coal, uranium, iron, natural gas, and oil upon or under the property. Together with the right to the use of such part of the surface as may be reasonably necessary for the purpose of exploring for (by geological, geophysical, or other methods) drilling for, mining, extracting, and removing the same; provided however, that the land owner shall be paid at the time or times such mining operations are commenced, the then fair market value of such portion of the surface as may be used for such operations, including any improvements thereon.

Said instrument is a re-recording of instrument (s);

Recorded: October 11, 1988

Auditor's File No(s): 8810110042, records of Skagit County, Washington

7. 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. No. 91-090:

Recording No: 200505260046

8. Skagit County Planning & Development Services Plat Lot of Record Certification and the terms and conditions thereof:

**EXHIBIT "A"**

**Exceptions  
(continued)**

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

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

Purpose: Installing and maintaining drainfield  
Recording Date: January 18, 2006  
Recording No.: 200601180100  
Affects: as described in said instrument

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

Granted to: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Transmission, distribution and sale of electricity  
Recording Date: November 26, 2018  
Recording No.: 201811260127  
Affects: as described in said instrument

11. Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:

Recording Date: February 11, 2019  
Recording No.: 201902110014

12. 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."

**EXHIBIT "A"**

Exceptions  
(continued)

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