

**When recorded return to:**  
Ryan R. Neis and Rachelle L. Neis  
12147 Classic Place  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049948

**CHICAGO TITLE**  
620049948

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Edward A. King and Debra S. King, 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 Ryan R. Neis and Rachelle L. Neis, a married couple

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

LOT 12, "CLASSIC RIDGE", AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 131 AND 132, 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): P83991/4535-000-012-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-103

Jan 10 2022

Amount Paid \$9553.60

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 3, 2022

*Edward A. King*  
Edward A. King

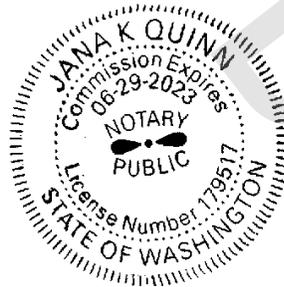
*Debra S. King*  
Debra S. King

State of Washington  
County of Skagit

This record was acknowledged before me on 01/05/2022 by  
Edward A. King and Debra S. King

*Janak Quinn*  
(Signature of notary public)

Notary Public in and for the State of Washington  
Residing at: Arlington  
My commission expires: 06/29/2023



**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, a Washington corporation  
Purpose: Underground electric system  
Recording Date: February 22, 1990  
Recording No.: 9002220057  
Affects: Portion of said premises
2. 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, a Washington corporation  
Purpose: Underground electric system  
Recording Date: March 16, 1990  
Recording No.: 9003160071  
Affects: Portion of said premises
3. 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 the Plat of Classic Ridge:  
  
Recording No: 9003260008
4. 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: May 22, 1990  
Recording No.: 9005220050
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

**EXHIBIT "A"**

Exceptions  
(continued)

"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."