

**When recorded return to:**

Larry Peterson and Connie Peterson  
19877 Bella Vista Lane  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620048862

**CHICAGO TITLE**  
**020048862**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Barry S. Bartram and Pamela J. Bartram, 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 Larry Peterson and Connie Peterson, a married couple

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

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

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

Lot(s): 2, Short Plat No. PL-01-0151 in SE, 29-33-4E, W.M.

Tax Parcel Number(s): P118153 / 330429-4-007-0500

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-351

Jan 31 2022

Amount Paid \$29055.00

Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

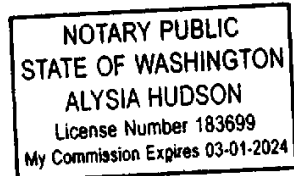
Dated: January 21, 2022



Barry S. Bartram



Pamela J. Bartram

State of Washington  
County of SkaagitThis record was acknowledged before me on 01 25 2022 by  
Barry S Bartram and Pamela J Bartram  
(Signature of notary public)Notary Public in and for the State of Washington  
Residing at: Arington  
My commission expires: 03 01 2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P118153 / 330429-4-007-0500**

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**Parcel A:**

Lot 2 of Short Plat No. PL-01-0151, STARBIRD HEIGHTS SUBDIVISION, as approved and recorded May 10, 2001, under Auditor's File No. 200105100117, records of Skagit County, Washington; and being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 33 North, range 4 East, W.M.

Situated in Skagit County, Washington.

**Parcel B:**

A non-exclusive easement for ingress, egress and utilities, over and across Bella Vista Lane as shown on the face of Short plat No. PL-01-0151, approved and recorded May 10, 2001, under Auditor's File No. 200105100117

Situated in Skagit County, Washington.

**EXHIBIT "B"****Exceptions**

1. 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. 93-65:  
  
Recording No: 9310010108
2. 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. PL-01-0151:  
  
Recording No: 200105100117
3. Native Growth Protection Area Critical Site Plan, including the terms, covenants and provisions thereof  
  
Recording Date: May 10, 2001  
Recording No.: 200105100118
4. Covenants, conditions and restrictions 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 10, 2001  
Recording No.: 200105100119  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording No.: 200110190086
5. Declaration of Accessory Dwelling Unit, including the terms, covenants and provisions thereof  
  
Recording Date: September 21, 2006  
Recording No.: 200609210122

## EXHIBIT "B"

### Exceptions (continued)

6. 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Starbird Heights Homeowners Association.
9. City, county or local improvement district assessments, if any.