

When recorded return to:

Spencer Roozen and Alana Roozen
13479 Bayview Rd
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.

620050577

Escrow No.: 620050577

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rebecca Peck and Daniel Peck, 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 Spencer Roozen and Alana Roozen, a married couple

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

Lot 1, Skagit County Short Plat No. PL13-0390, approved February 4, 2014 and Recorded
February 7, 2014 under Auditor's File No. 201402070033, records of Skagit County, Washington
being a portion of the South half of the Southwest quarter of Section 32, Township 35 North,
Range 3 East, W.M.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P112774 / 350332-3-029-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-732

Feb 28 2022

Amount Paid \$6405.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 23, 2022

Daniel H. Peck by Rebecca J. Peck AIF
Daniel H. Peck
Rebecca J. Peck
Rebecca J. Peck

State of Washington
County of Skagit

This record was acknowledged before me on 2-25-22 by Rebecca J. Peck for self and as Attorney in Fact of Daniel H. Peck.

Jennifer Brazil
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Skagit County
My commission expires: 7-25-2024



EXHIBIT "A"
Exceptions

1. Mound Fill System Installation Agreement, including the terms, covenants and provisions thereof
Recording Date: October 17, 1988
Recording No.: 8810170021
2. Agreement regarding boundary, including the terms, covenants and provisions thereof
Recording Date: December 29, 1988
Recording No.: 8812290011
3. 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: December 30, 1988
Recording No.: 8812300084
4. Findings of Fact No PL97-0001, including the terms, covenants and provisions thereof
Recording Date: March 4, 1997
Recording No.: 9703040001
5. 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. 97-0015:
Recording No: 9709300100
Modified by Recording No. 9808030010
6. Grant of View Easement, including the terms, covenants and provisions thereof
Recording Date: June 24, 2005
Recording No.: 200506240128
7. Lot Certificate, including the terms, covenants and provisions thereof

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

Recording Date: May 18, 2011
Recording No.: 201105180051

8. 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. PL13-0390:

Recording No: 201402070033

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

Recording Date: February 7, 2014
Recording No.: 201402070034

10. Notice, including the terms, covenants and provisions thereof

Recording Date: February 7, 2014
Recording No.: 201402070035

11. Notice, including the terms, covenants and provisions thereof

Recording Date: February 7, 2014
Recording No.: 201402070036

12. Avigation Easement, including the terms, covenants and provisions thereof

Recording Date: February 7, 2014
Recording No.: 201402070037

13. 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

EXHIBIT "A"Exceptions
(continued)

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."

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