

**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

**CHICAGO TITLE CO.**

620050649

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620050649

**STATUTORY WARRANTY DEED**

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

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

Lot 2, Skagit County Short Plat No. PL13-0390, approved February 4, 2014 and Recorded February 7, 2014 under Recording 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): P131793 / 350332-3-029-1100

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-734

Feb 28 2022

Amount Paid \$4805.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 23, 2022

Daniel H. Peck by Rebecca J. Peck his Attorney in Fact  
Daniel H. Peck by Rebecca J. Peck, His Attorney in Fact

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.