

When recorded return to:
Cathleen Michelle Ayala
3248 Old Hwy 99 North Road
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620049713

Escrow No.: 620049713

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223010

Jul 22 2022

Amount Paid \$6645.00
Skagit County Treasurer
By Josie Bear Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Fred Alms and Lois Alms, 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 Cathleen Michelle Ayala, a married woman as her separate estate

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

LOT 2, SHORT PLAT NO. PL-08-0467, AS APPROVED ON NOVEMBER 24, 2008 AND
RECORDED ON DECEMBER 3, 2008, UNDER AUDITOR'S FILE NO. 200812030002, RECORDS
OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST 1/4 OF
SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 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): P49572 / 360420-2-002-0012

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 11, 2022



Fred Alms

Lois AlmsState of ArizonaCounty of MohaveThis record was acknowledged before me on July 19, 2022 by Fred Alms and Lois Alms.

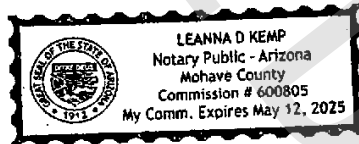
(Signature of notary public)Notary Public in and for the State of ArizonaMy appointment expires: May 12, 2025

EXHIBIT "A"

Exceptions

1. Exceptions and Reservations as contained in instrument:

Recorded: July 13, 1939
 Auditor's No.: 315023, records of Skagit County, Washington
 Executed By: Bloedel Donovan Timber Co.
 As Follows: Excepting and expressly reserving one-half of the royalties of all oil, or
 gas, casing head gas or other hydrocarbon substances

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
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: April 15, 1925
 Recording No.: 182760, records of Skagit County, Washington

3. 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
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: April 17, 1937
 Recording No.: 289348, records of Skagit County, Washington

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: West Coast Telephone Company
 Purpose: The right to erect and maintain poles with the necessary cross arms, wires, anchors and fixtures thereon for telephone and telegraph purposes and shall have the right to cut and remove shrubbery and foliage from said right-of-way.
 Recording Date: May 11, 1938
 Recording No.: 301917, records of Skagit County, Washington

5. Agreement, including the terms and conditions thereof entered into:

By: Whatcom County Water District No. 12
 And Between: Mack Johnson
 Recorded: February 3, 1978
 Recording No.: 873193, records of Skagit County, Washington
 Providing: Sewer Service

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a

EXHIBIT "A"Exceptions
(continued)

document:

In favor of: Puget Sound Power & Light Company
 Purpose: Electric Transmission and/or distribution line, together with necessary appurtenances
 Recording Date: August 17, 1989
 Recording No.: 8908170051, records of Skagit County, Washington

7. Terms, Conditions, and restrictions of that instrument entitled "Skagit County Hearing Examiner Order No. SP 90-005.ORD":

Recorded: June 6, 1990
 Recording No.: 9006060004, records of Skagit County, Washington

8. 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 Survey:

Recording No: 200710040086

9. Skagit County Planning & Development Services Plat Lot of Record Certification

Recording Date: July 28, 2008
 Recording No.: 200807280012

10. Protected Critical Area Easement

Recording Date: December 3, 2008
 Recording No.: 200812030001

11. 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. PL08-0467:

Recording No: 200812030002

EXHIBIT "A"Exceptions
(continued)

12. Skagit County Planning & Development Services Plat Lot of Record Certification
Recording Date: December 3, 2008
Recording No.: 200812030003
13. Two Connection Residential Group B Public Water System
Recording Date: December 3, 2008
Recording No.: 200812030007
14. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.