

When recorded return to:
Lance W. Cummings
1233 Fenske Lane
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620051647

Escrow No.: 245453246

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Joseph Clarke and Hannah Marie Clarke, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Lance W. Cummings, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 5, "PLAT OF GAGES CIRCLE", AS RECORDED UNDER SKAGIT COUNTY AUDITOR'S
FILE NO. 200102130017, 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): P117818,

Subject to:

Subject to Exhibit "A" attached hereto and by this reference made a part thereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224015

Sep 30 2022

Amount Paid \$7525.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 26, 2022

Michael Joseph Clarke
Michael Joseph Clarke

Hannah Marie Clarke
Hannah Marie Clarke

State of WA
County of Spokane

This record was acknowledged before me on 09/26/2022 by Michael Joseph Clarke and Hannah Marie Clarke.

[Signature]
(Signature of notary public)

Notary Public in and for the State of WA
My commission expires: 11/02/24

Notary Public
State of Washington
Richard A Burt II
Commission No. 20119191
Commission Expires 11-02-2024

Exhibit "A"

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 Gages Circle:

Recording No.: 200102130017

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc. a Washington corporation
Purpose: Utility systems for purposes of transmission distribution and sale of gas and electricity
Recording Date: November 14, 2000
Recording No.: 200011140036
Affects: Portion of said premises

Conditional use Permit and the terms and conditions thereof:

Recording Date: April 1, 1982
Recording No.: 8204010013

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.

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."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.