

When recorded return to:
Mark B. Hess and Joanna Hess
13085 Sunrise Drive
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.: 620052797

CHICAGO TITLE
620052797

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224165

Oct 11 2022

Amount Paid \$13060.20

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott Stromer, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Mark B. Hess and Joanna Hess, husband and wife

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

LOT 17, "PLAT OF SUNRISE RIDGE NO. 2", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS AT PAGE 51, 52 AND 53, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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


Tax Parcel Number(s): P102635 / 4588-000-017-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: September 30, 2022



Scott Stromer

State of Washington
County of Skagit

This record was acknowledged before me on 9-30-2022 by
Scott Stromer



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

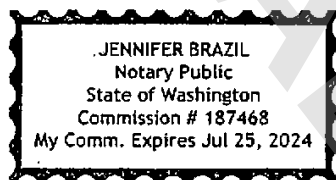


EXHIBIT "A"

Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: April 10, 1936
Auditor's No.: 277935, records of Skagit County, Washington
Executed By: W.A. McKenna and Ethel McKenna, husband and wife
As Follows: Excepting and reserving all the oil, gas and mineral rights connected with or appertaining to the above described land. The Grantors shall give the right at any time to go on the said property for the purposes of mining or taking minerals, oil, and gas from said property. The Grantors shall further have the right to use any or all of said lands that are necessary in these operations with the full rights of ingress and egress and shall pay Grantors for all damages done to buildings or crops thereon.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 3, 1948
Auditor's No(s): 424533, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 4, 1991
Auditor's No.: 9102200052, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Right-of-way 1: All streets as constructed or to be constructed within the above described property. (This clause to become null and void when said streets are dedicated to the public). The exterior 10 feet parallel with the adjoining the streets frontage of all lots and tracts said lots and tracts as delineated on the final approved Plat of Sunrise Ridge No. 2. Right-of-way 2: Being located as constructed or to be constructed on the above delineated property more particularly Plat of Sunrise Ridge No. 2 that is approximately 5 feet Northerly of the Northerly Southeasterly corner thereof; thence Westerly approximately 135 feet; thence South 10 feet to its terminus.

4. 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

EXHIBIT "A"Exceptions
(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Sunrise Ridge No. 2:

Recording No: 9209030002

5. 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: July 7, 1994

Recording No.: 9407070060

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