

When recorded return to:
Alexander Patrick Dankelman
1210 Hawthorne Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224999

Dec 27 2022

Amount Paid \$6677.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620053119

Escrow No.: 620053119

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kelsey Valley, who acquired title as Kelsey Schram, a single person, and also appearing of record as Kelsey Anne Valley; and Andrew Valley, who acquired title as a single person; 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 Kassandra LaBree, an unmarried woman, and Alexander Patrick Dankelman, an unmarried man

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

LOT 33, THE MEADOW PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 1 THROUGH 7, 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): P106501 / 4638-000-033-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 15, 2022

Kelsey Valley
Kelsey Valley12
Andrew Valley

State of Washington
County of Snohomish
This record was acknowledged before me on 12-20-22 by
Kelsey Valley and Andrew Valley
Cassandra M. Mitchell
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 3-10-25

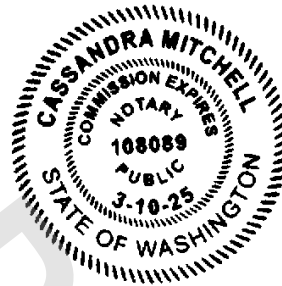


EXHIBIT "A"

Exceptions

1. 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 MEADOW PHASE II:

Recording No: 9410120065

2. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: April 3, 1959
 Recording No.: 578556, records of Skagit County, Washington
 In favor of: City of Mt. Vernon
 For: Sewer line operation and maintenance
3. Drainage right-of-way as disclosed by that deed recorded April 22, 1943, under Recording No. 361626, records of Skagit County, Washington, and other instruments of record.
4. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 26, 1977
 Recording No.: 867455, records of Skagit County, Washington
 In favor of: Public Utility District No. 1
 For: To construct, operate, and maintain water line
5. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: September 9, 1993
 Recording No.: 9309090091, 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
6. 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. MV-2-83:

Recording No: 8305100002

7. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 24, 1890

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

Recording No.: Volume 13, Page 383, records of Skagit County, Washington
 For: To cut down trees dangerous to operation of railroad

8. Agreement, including the terms and conditions thereof; entered into;
 By: The Meadows Associates, a partnership and Dujardin Development Company
 Recorded: June 15, 1994
 Recording No.: 9406150082, records of Skagit County, Washington
 Providing: Indemnity and escrow agreement

9. 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: May 19, 1994
 Recording No.: 9405190106

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: September 9, 2019
 Recording No.: 201909090137

10. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

 Imposed by: The Meadows Association

 Recording Date: May 19, 1994
 Recording No.: 9405190106

11. 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

EXHIBIT "A"Exceptions
(continued)

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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Assessments, if any, levied by Mt Vernon.
14. City, county or local improvement district assessments, if any.