

When recorded return to:
Cheryl Hendrickson
3635 S Salida Del Sol Ave.
Yuma, AZ 85365

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235932
Mar 27 2023
Amount Paid \$7781.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE
620053836

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053836

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marina Johnson, 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 Cheryl Hendrickson, an unmarried person

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

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

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

LT. 58, SANDALWOOD

Tax Parcel Number(s): P80258 / 4361-000-058-0006

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 3-23-23

Marina Johnson

Marina Johnson

State of VA
County of NORFOLK

This record was acknowledged before me on 3-23-23 by
Marina Johnson

Lorraine Campbell

(Signature of notary public)

Notary Public in and for the State of VA

My commission expires: 4-30-23

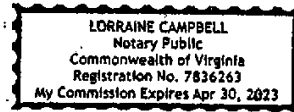


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P80258 / 4361-000-058-0006

LOT 58, "PLAT OF SANDALWOOD", AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Sandalwood:

Recording No: 862248

2. Covenants, conditions, restrictions and easements 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: August 10, 1977
Recording No.: 862312

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 24, 1983
Recording No.: 8305240026

3. Agreement and the terms and conditions thereof:

Executed by: Public Utility District No. 1 of Skagit County and Sandal Wood, a limited Partnership
Recording Date: October 26, 1977
Recording No.: 867454

4. Agreement and the terms and conditions thereof:

Executed by: City of Mount Vernon, a municipal corporation and Frank o. Ramon and Sheryl D. Ramon
Recording Date: November 9, 1978
Recording No.: 891027

5. 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

EXHIBIT "B"Exceptions
(continued)

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Mt Vernon.
8. City, county or local improvement district assessments, if any.
9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

