

**When recorded return to:**  
Jody M. Pino  
1026 Vera Court  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236400

May 05 2023

Amount Paid \$7365.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 620053923

**CHICAGO TITLE COMPANY**  
**620053923**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Sharon Anita Prewitt and Bruce Edward Dumas, Trustees of the Revocable Living Trust of Bruce and Sharon Dumas, dated April 27, 2021

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Jody M. Pino, an unmarried person

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

LOT 47, "PLAT OF BRITTWOOD," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS,  
PAGES 31 AND 32, 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): P100880 / 4578-000-047-0006

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

May 1 Sep

Dated: April 25, 2023

Revocable Living Trust of Bruce and Sharon Dumas, dated April 27, 2021

BY: Bruce Edward Dumas  
Bruce Edward Dumas Trustee

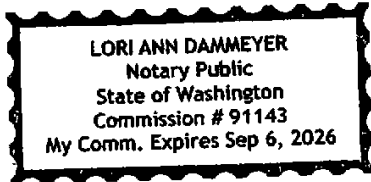
BY: Sharon Anita Prewitt  
Sharon Anita Prewitt Trustee

State of WA

County of Kitsap

This record was acknowledged before me on 5-1-2023 by Bruce Edward Dumas and Sharon Anita Prewitt as Trustee and Trustee, respectively, of Revocable Living Trust of Bruce and Sharon Dumas, dated April 27, 2021.

Lori Ann Dammeier  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 9-6-26



**EXHIBIT "A"**  
Exceptions

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

Granted to: Puget Sound Power & Light Company, a Washington corporation  
 Purpose: The Right to construct, operate maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
 Recording Date: December 9, 1991  
 Recording No.: 9112090089  
 Affects: Portion of said premises
  
2. 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 Brittwood:
 

Recording No: 9203270022
  
3. 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: March 27, 1992  
 Recording No.: 9203270023

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 29, 2010  
 Recording No.: 201001290118
  
4. 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

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

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."

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