

When recorded return to:
Leah Hanson
1406 Latitude Circle
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237502
Aug 01 2023
Amount Paid \$21132.00
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

CHICAGO TITLE
620054340

Escrow No.: 620054340

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael D. Reynolds and Mary P. Reynolds, husband and wife

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

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 2, 48 NORTH PLAT & PUD, RECORDED ON MAY 2, 2017, UNDER RECORDING NO.
201705020028, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

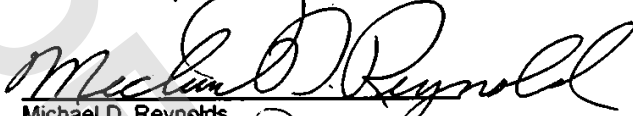
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P133660 / 6042-000-002-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 8/1/23

Michael D. Reynolds



Mary P. Reynolds

State of WACounty of SnohomishThis record was acknowledged before me on 8/1/23 by Michael D. Reynolds and Mary P. Reynolds.

(Signature of notary public)

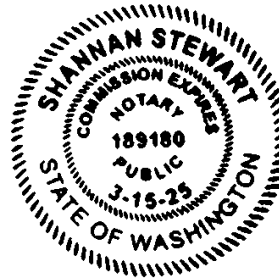
Notary Public in and for the State of WAMy commission expires: 3/15/25

EXHIBIT "A"
Exceptions

1. Avigation Easement including the terms, covenants and provisions thereof

Recording Date: May 13, 1968
Recording No.: 732440
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 Survey:

Recording No: 200807220033
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: July 5, 2016
Recording No.: 201607050142
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: December 6, 2016
Recording No.: 201612060089
5. 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 48 North Plat and PUD:

Recording No: 201705020028
6. 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

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

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 2, 2017
Recording No.: 201705020029

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 14, 2017
Recording No.: 201707140127

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 30, 2018
Recording No.: 201811300028

7. 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: 48 North PUD Homeowners Association
Recording Date: May 2, 2017
Recording No.: 201705020029

8. Tree Preservation Plan and Tree Assessment 48 North Anacortes, Washington Strandberg Custom Homes and Design including the terms, covenants and provisions thereof

Recording Date: May 2, 2017
Recording No.: 201705020030

9. Joint Use, Maintenance and Cost Sharing Covenant Agreement including the terms, covenants and provisions thereof

Recording Date: June 2, 2017
Recording No.: 201706020017

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 5, 2021
Recording No.: 202111050085

10. Covenant Protecting Scenic Views including the terms, covenants and provisions thereof

Recording Date: July 14, 2017
Recording No.: 201707140126

EXHIBIT "A"

**Exceptions
(continued)**

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