

When recorded return to:

J Paul Demers and Dorothy M Demers
23692 Sawyer Lane
Clearlake, WA 98235

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238061

Sep 14 2023

Amount Paid \$10167.20

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

Escrow No.: 620054120

CHICAGO TITLE
620054120

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kellee Gail Long, a married woman as her separate property
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to J Paul Demers and Dorothy M Demers, a married couple

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 B, SKAGIT COUNTY SP NO. PL04-0740, BEING PTN SE 1/4 1-34-4E, W.M.

Tax Parcel Number(s): P123374 / 340401-0-021-0400

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 9/11/23Kellee Gail Long
Kellee Gail LongState of washingtonCounty of skagitThis record was acknowledged before me on 09/11/2023 by Kellee Gail Long.Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of washington
My commission expires: 03/01/2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123374 / 340401-0-021-0400

LOT B OF SKAGIT COUNTY SHORT PLAT NO. PL04-0740, AS APPROVED SEPTEMBER 26, 2005, AND RECORDED SEPTEMBER 26, 2005, UNDER AUDITOR'S FILE NO. 200509260210, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 5, 1929
 Auditor's No(s): 227403, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: As constructed in Section 1, Township 34 North, Range 4 East of the Willamette Meridian

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 4, 1940
 Auditor's No(s): 322474, records of Skagit County, Washington
 In favor of: Clear Lake Water Corp.
 For: Underground water pipes and water mains
 Affects: Section 1, Township 34 North, Range 4 East of the Willamette Meridian

3. Terms, conditions, and restrictions of that instrument entitled Planning and permit Center Lot Certification;
 Recorded: December 16, 2003
 Auditor's No(s): 200312160127, records of Skagit County, Washington

4. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
 Recorded: April 30, 2004
 Auditor's No(s): 200404300124, records of Skagit County, Washington
 Executed By: Skagit County
 As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.

5. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: April 30, 2004
 Auditor's No(s): 200404300123
 In favor of: Cultus View LLC
 For: Ingress, egress and utilities
 Affects: That portion of said premises delineated as Easement A in said document

6. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: April 30, 2004
 Auditor's No(s): 200404300125
 In favor of: Cultus View LLC

EXHIBIT "B"**Exceptions
(continued)**

- For: Ingress, egress and utilities
Affects: That portion of said premises delineated as Easement A in said document
7. Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;
Recorded: August 6, 2004
Auditor's No(s): 200408060131
8. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 10, 2005
Auditor's No.: 200501100133, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Said premises and other property
9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: September 26, 2005
Auditor's No(s): 200509260207, records of Skagit County, Washington
Executed By: Cultus View, LLC
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 26, 2005
Auditor's No(s): 200509260207, records of Skagit County, Washington
Imposed By: Cultus View, LLC
11. 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 SKAGIT COUNTY SHORT PLAT NO. PL04-0740:

Recording No: 200509260210
12. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: December 6, 2005

EXHIBIT "B"**Exceptions
(continued)**

Auditor's No(s).: 200512060001, records of Skagit County, Washington
Executed By: Cultus View, L.L.C.

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 12, 2007
Recording No.: 200712120027

13. Title Notification - Special Flood Hazard Area and the terms and conditions thereof

Recording Date: May 1, 2007
Recording No.: 200705170001

14. 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."

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