

**When recorded return to:**

Joseph R. Fox  
1111 Peterson Road  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238564

Oct 27 2023

Amount Paid \$9668.80

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.: 620055219

**CHICAGO TITLE**  
620055219

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Eric W. Nelson and Irene C. Nelson, husband and wife

for and in consideration of "Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange"

in hand paid, conveys and warrants to Joseph R. Fox, an unmarried person, as his separate estate

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

LOT 1, REPLAT OF A PORTION OF FIRWEST ESTATES CONDOMINIUMS, PHASE 1, AS PER  
PLAT RECORDED IN BOOK 15 OF PLATS, PAGES 54 AND 55, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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



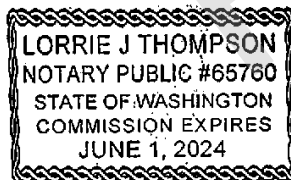
Tax Parcel Number(s): P101608 / 4590-000-001-0000

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 10/26/23  
Eric W. Nelson  
Irene C. NelsonState of Washington  
County of SnohomishThis record was acknowledged before me on 10-26-2023 by Eric W. Nelson and Irene C. Nelson.  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 6-1-2024

**EXHIBIT "A"**  
Exceptions

1. Standard Participation Contract, and the terms and conditions thereof:

Executed by: City of Mount Vernon, a municipal corporation and Epicon Washington, Inc.  
Recording Date: September 27, 1984  
Recording No.: 8409270001  
Providing: Right to connect subject property to City Sewer

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Cascade Natural Gas Corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: April 3, 1985  
Recording No.: 8504030019

3. 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: February 22, 1980  
Recording No.: 8002220033

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 18, 1981  
Recording No.: 8112180012

4. 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 Map and Plans of Revision to Plat of Firwest Estates Div. 1, recorded in Book 15 of Plats, Pages 54 and 55:

Recording No: 9209090108

5. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those

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

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.

Entitled: Declaration of Condominium  
Recording Date: September 17, 1992  
Recording No.: 9209170041

6. Lien of assessments levied pursuant to the Declaration for Replat of a Portion of Firwest Estates Condominiums, Phase I to the extent provided for by Washington law.
7. 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."
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by the City of Mount Vernon.
10. City, county or local improvement district assessments, if any.
11. 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.