

202310270057

10/27/2023 02:13 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:
Pei Jie Sim
8104 161st Ave NE #B512
Redmond, WA 98052

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238568

Oct 27 2023

Amount Paid \$9028.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

11900 NE 1st St., Suite 110
Bellevue, WA 98005

CHICAGO TITLE COMPANY
620055247

Escrow No.: 0264070-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) Knorr Homes LLC, a Washington limited liability company

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

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

LOT 4, CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SW-03-1254, APPROVED OCTOBER 6,
2003 AND OCTOBER
7, 2003, RECORDED OCTOBER 16, 2003 UNDER SKAGIT COUNTY AUDITOR'S FILE NO.
200310160117, RECORDS
OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOT 4, BLOCK 1, "ROSEDALE
GARDEN TRACTS OF
SEDRO WOOLLEY", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 52,
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): P120932

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 10/26/23

Knorr Homes LLC

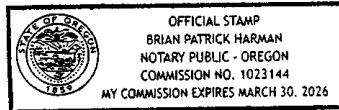
BY: Robert Edward Knorr
Robert E. Knorr
ManagerState of OregonCounty of ClackamasThis record was acknowledged before me on 10-26-2023 by Robert E. Knorr as
Manager of Knorr Homes LLC.Brian Harman
(Signature of notary public)
Notary Public in and for the State of Oregon
My appointment expires: 3-30-2026

EXHIBIT "A"

Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

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 Rosedale Garden Tracts of Sedro-Woolley: Recording No: 58924
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound and Baker River Railroad Company
Purpose: right of way
Recording Date: July 30, 1907
Recording No.: 63371
Affects: as described in said instrument
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: electric transmission
Recording Date: September 14, 1926
Recording No.: 197187
Affects: as described in said instrument
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: drainage ditch
Recording Date: January 31, 1948
Recording No.: 415111
Affects: as described in said instrument
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Sedro Woolley Sub-Flood Control Zone of Skagit County
Purpose: right of way for drainage
Recording Date: July 24, 1986
Recording No.: 8607240014
Affects: as described in said instrument
6. 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 City of Sedro Woolley Short Plat No. SW 03-1254: Recording No: 200310160117
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Transmission, distribution and sale of electricity
Recording Date: December 15, 2003
Recording No.: 200312150197

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

Recording No.: 200312150198

Affects: Portion of said premises

8. 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: October 9, 2015
Recording No.: 201510090074
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. 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."