

When recorded return to:

Kyle Thomas Kingshott and Anna Kate Kingshott
122 N Trail Rd
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

0224 9529
FEB 09 2024

Amount Paid \$ 0
Skagit Co. Treasurer
By *CW* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620055643

Escrow No.: 620055643

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul James Woodmansee and LeAnn Marie Woodmansee, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Kyle Thomas Kingshott and Anna Kate Kingshott, a married
couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 2 Skagit County Short Card No. PL-23-0228, recorded under recording number
202311290024, located in the South half of the Northwest quarter of Section 1, Township 33 North,
Range 4 East of the Willamette Meridian.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P136990


Subject to:

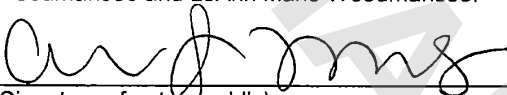
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: 2-8-2024

Paul James Woodmansee

LeAnn Marie WoodmanseeState of WashingtonCounty of SkagitThis record was acknowledged before me on 2-8-2024 by Paul James Woodmansee and LeAnn Marie Woodmansee.

(Signature of notary public)Notary Public in and for the State of WA
My appointment expires: 04-09-25

EXHIBIT "A"
Exceptions

1. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
2. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
3. Skagit County Hearing Examiner State of Washington - Findings of Fact Entry of Order No. SPU 93 013

Recording Date: August 13, 1993
Recording No.: 9308130071
4. 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 and/or distribution line, together with necessary appurtenances
Recording Date: September 23, 1993
Recording No.: 9309230087
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Ingress, egress and utilities
Recording Date: August 23, 1994
Recording No.: 9408230051
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Construction and maintenance of water line, lines or related facilities
Recording Date: August 23, 1994
Recording No.: 9408230052
7. Order on Preliminary Plat Permit No. PP 96-0295, and the terms and conditions thereof

Recording Date: July 14, 2004
Recording No.: 200407140129

EXHIBIT "A"Exceptions
(continued)

8. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands Pursuant to SCC 14.16.870
Recording Date: February 16, 2006
Recording No.: 200602160086
9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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: 9312210005
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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: 9905100219
11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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: 9909090104
12. Lot of Record Certification and the terms and conditions thereof
Recording Date: July 23, 2012
Recording No.: 201207230060, 201207230061 and 201207230062
Said documents are a re-recording of Auditor's File No. 200602010052 - to change Lot of Record Status
13. Preliminary Plat Time Extension PP96-02095 and the terms and conditions thereof
Recording Date: September 25, 2008

EXHIBIT "A"Exceptions
(continued)

Recording No.: 200809250006

14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Quit Claim Deed Boundary Line Adjustment:

Recording No: 201303200036

15. Lot of Record Certification and the terms and conditions thereof:

Recording Date: September 4, 2019

Recording No.: 201909040076

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

Granted to: Public Utility District No. 1 of Skagit County

Purpose: Utility Easement

Recording Date: December 13, 2019

Recording No.: 201912130050

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

Granted to: Puget Sound Energy, Inc

Purpose: transmission, distribution and sale of electricity

Recording Date: April 29, 2019

Recording No.: 201904290092

Affects: as described in said instrument

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

Granted to: Public Utility District No. 1

Purpose: construction and maintenance of water, sewer, electrical and communication lines

Recording Date: December 13, 2019

Recording No.: 201912130050

Affects: as described in said instrument

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

EXHIBIT "A"

Exceptions
(continued)

Granted to: Skagit County
Purpose: Stormwater
Recording Date: December 10, 2020
Recording No.: 202012100134

Rerecorded under Auditor's File Number 202308110063 to correct description and map.

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

Granted to: Public Utility District No. 1
Purpose: construction and maintenance of water, sewer, electrical and communication lines
Recording Date: June 30, 2023
Recording No.: 202306300073
Affects: as described in said instrument

21. Water Service Agreement and the terms and conditions thereof:

Recording Date: June 2, 2023
Recording No.: 202306020065

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

In favor of: Public Utility District No. 1 of Snohomish County
Purpose: Utility easement
Recording Date: June 30, 2023
Recording No.: 202306300073

23. Accessory Dwelling Unit, and the terms and conditions thereof:

Recording Date: November 28, 2023
Recording No.: 202311280015

24. 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 Short Card:

Recording No: 202311290024

EXHIBIT "A"Exceptions
(continued)

25. Plat Lot of Record Certification, and the terms and conditions thereof:

Recording Date: November 29, 2023
Recording No.: 202311290025

26. Protected Critical Area Easement, and the terms and conditions thereof:

Recording Date: November 29, 2023
Recording No.: 202311290026

27. 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."

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