202403140045

03/14/2024 02:42 PM Pages: 1 of 6 Fees: \$308.50

Skagit County Auditor, WA

When recorded return to: Matthew Sias P.O.Box 423 Sedro Woolley, WA 98284

> SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20249889 Mar 14 2024 Amount Paid \$133.00 Skagit County Treasurer By BELEN MARTINEZ Deputy

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620054901

CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dennis M. Brown and Theresa Brown, 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 Matthew Sias, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 13, BLOCK I, CAPE HORN ON THE SKAGIT DIVISION 2, ACCORDING TO THE PLAT
THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 14 THROUGH 19, 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): P63292 / 3869-009-013-0018

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated:

Dennis M. Brown

Theresa Brown

State of

County of

This record was acknowledged before me on Februacy 16, by Dennis M. Brown and Theresa Brown.

(Signature of notary public) Notary Public in and for the State of

<u>gegeegegegegegegege</u> LORRIE J THOMPSON NOTARY PUBLIC #65760 STATE OF WASHINGTON

COMMISSION EXPIRES JUNE 1, 2024 *222222222222222*

EXHIBIT "A"

Exceptions

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

Granted to:

Puget Sound Power and Light Company

Purpose:

Electric transmission and/or distribution line, together with necessary

appurtenances

Recording Date: Augu

August 17, 1965

Recording No.:

670429

Affects:

As constructed and extended in the future at the consent of Grantee and

Grantor

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 the Plat of Cape Horn on the Skagit Division No. 2:

Recording No: 682588

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:

July 13, 1965

Recording No.:

668869

Modification(s) of said covenants, conditions and restrictions

Recording Date:

June 21, 1993

Recording No.:

9306210022

4. 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:

June 30, 1976

Recording No.:

838111

EXHIBIT "A"

Exceptions (continued)

5. 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: December 15, 1976

Recording No.: 847451

6. 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: Cape Horn Maintenance Company

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

In favor of: Puget Sound Energy, Inc., a Washington corporation

Purpose: Construct, operate, maintain, repair, replace, improve, remove, upgrade and extend one or more utility systems for the purposes oftransmission, distribution and sale of electricity

Recording Date: May 30, 2023

Recording No: Way 30, 2023

Recording No: 202305300303

Affects: Said premises

- Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 9. City, county or local improvement district assessments, if any.
- 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

Page 4

EXHIBIT "A"

Exceptions (continued)

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."

John L. Scott

Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14 SKAGIT COUNTY RIGHT-TO-MANAGE ATURAL RESOURCE LANDS DISCLOSURE

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Northwest Multiple Listing Service
 ALL RIGHTS RESERVED.

Rev. 10/14 Page 1 of 1					
between	g is part of the Purchase as			01/29	("Buyer")
and	Dennis M Brown		Seljer		("Seller")
concerning4	1839 S Shere Dr		Concrete	WA 98237	(the "Property")
	Address	(City	State Zip	
	ware that the Property mands Disclosure, Skagit Col				Manage Naturel
land long com non- may extra noise as a prep nece Mane In th inclu mine	disclosure applies to parc or designated or within 1/4- term commercial significal mercial activities occur or resource uses and may be arise from the use of che action with associated acti e, and odor. Skagit County priority use on designated ared to accept such incomessary Natural Resource Lagement Practices and locate agement Practices and locate case of mineral lands, ding extraction, washing, curals. If you are adjaced frements from designated for	I mile of rura nce in Skag may occur i inconvenie emicals; or i vities, which has establis if Natural Re mpatibilities, and operational, State, and application rushing, sto- nt to design	al resource, fore it County. A va in the area tha int or cause dis from spraying, in occasionally is shed natural res esource Lands, inconvenience of Federal law. might be mac ckpiling, blastin.	est or mineral resour- riety of Natural Resour- riety of Natural Resour- at may not be compounted to area resi- pruning, harvesting generates traffic, du lource management and area residents are or discomfort froumed in compliance the for mining-related g, transporting and re-	ce lands of curce Land catible with dents. This or mineral st, smoke, operations should be on normal, o with Best
	Buyer authorize and direct be in conjunction with the d				with the County
Matth	new Sias 02/04/	24		8	8/15/20
Buyer	ang ang ang ang ang ang ang ang ang ang 	Date	Seller		Date
Buyer	Marian Marian, v. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	Date	Seller		Date