

202405070011

05/07/2024 09:47 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Timothy Mathew Wood and Jaime Lea Wood
401 Harvest Edge Place
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240515

May 07 2024

Amount Paid \$6885.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

CHICAGO TITLE
620056073

Escrow No.: 245462798

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sean C. Ferguson, an unmarried person as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Timothy Mathew Wood and Jaime Lea Wood, husband and wife

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

LOT 1, "PLAT OF HARVEST EDGE, " AS RECORDED MARCH 17, 2006, UNDER AUDITOR'S
FILE NO. 200603170131, 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): 4885-000-001-0000, P124190

STATUTORY WARRANTY DEED
(continued)

Dated: April 26, 2024


Sean C. FergusonState of WashingtonCounty of IslandThis record was acknowledged before me on 4/26/24 by Sean C. Ferguson.

(Signature of notary public)

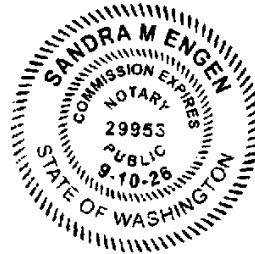
Notary Public in and for the State of WashingtonMy appointment expires: 9-10-26

EXHIBIT "A"**Exceptions****SPECIAL EXCEPTIONS**

1. 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.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 24, 1972 Recording No.: 775757 Affects: Portion of said premises
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 Co.
Purpose: pipeline of pipelines for the transportation of oil, gas and the products thereof
Recording Date: December 7, 1972
Recording No.: 777919
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Paul D. Ericson and Marian K. Ericson, husband and wife
Purpose: 30 foot wide public and private utility easement
Recording Date: April 18, 2005
Recording No.: 200504180199
Affects: Portion of said premises
4. 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: Underground electric system, together with necessary appurtenances
Recording Date: April 18, 2005
Recording No.: 200504180235
Affects: Portion of said premises

EXHIBIT "A"

Exceptions

Continued

5. 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 Skagit County
Purpose: Pipe or pipes, line or lines or related facilities along with necessary appurtenances for the transportation and control of water and electronic information
Recording Date: February 1, 2006
Recording No.: 200602010059 Affects: Portion of said premises

6. 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: March 17, 2006
Recording No.: 200603170130

7. 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: Harvest Edge Homeowners Association
Recording Date: March 17, 2006
Recording No.: 200603170130

8. 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 Harvest Edge:

Recording No.: 200603170131

EXHIBIT "A"Exceptions
Continued

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

In favor of: Comcast of Washington IV, Inc

Purpose: broadband communication systems

Recording Date: July 20, 2006

Recording No.: 200607200061 Affects: Portion of said premises

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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.