

When recorded return to:

Kyle A Barber
19647 Arbor Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240956

Jun 13 2024

Amount Paid \$4005.00

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

CHICAGO TITLE

620055326

Escrow No.: 620055326

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jacob L Jennings and Brenda Jennings, 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 A Barber, an unmarried person

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

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

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

PTN NE 1/4 SEC 11-34-4E, W.M.

Tax Parcel Number(s): P137121 / 3864-006-003-0103

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6-11-24

Jacob L. Jennings
Jacob L Jennings

Brenda Jennings
Brenda Jennings

State of WASHINGTON
County of SKAGIT

This record was acknowledged before me on 6-11-2024 by Jacob L Jennings and Brenda Jennings.

Lorrie J Thompson
(Signature of notary public)

Notary Public in and for the State of Washington
My commission expires: 6-1-2028

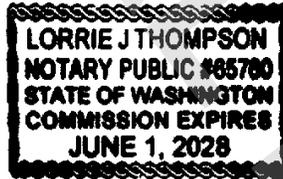


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62221 / 3864-006-003-0003

LOT 2, SKAGIT COUNTY SHORT PLAT NO. PL 23-0345 RECORDED UNDER RECORDING NO. 202405090051; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., IN SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

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 Bingham Acreage:

Recording No: 144539
2. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown.
3. Agreement including the terms, covenants and provisions thereof;

Regarding: Aerobic Treatment Unit Service Agreement
Executed by: Michael and Susan Constance and Health and Human Services
Recording Date: November 4, 2005
Recording No.: 200511040188
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: October 22, 2007
Recording No.: 200710220110
5. Skagit County Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: November 5, 2007
Recording No.: 200711050142 (re-record of AF 200507290250)
6. Any failure to comply with terms and conditions contained in the instrument creating the easement described as

Parcel No.: P62148
Purpose: Ingress, egress and utilities
Recording Date: August 22, 2008
Recording No.: 200808220071

Reference is hereby made to said document for full particulars.

EXHIBIT "B"

Exceptions
(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Skagit County
Purpose: Temporary construction easement
Recording Date: March 6, 2013
Recording No.: 201303060009
Affects: Said premises
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 Short Plat No. PL 23-0345 :
- Recording No: 202405090051
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Skagit County
Purpose: protected critical area
Recording Date: May 9, 2024
Recording No.: 202405090052
Affects: as described in said instrument
10. Plat Lot of Record Certification and the terms and conditions thereof:
- Recording Date: May 9, 2024
Recording No.: 202405090053
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: ingress, egress, drainage and utilities
Recording Date: May 9, 2024
Recording No.: 202405090054
Affects: as described in said instrument
12. City, county or local improvement district assessments, if any.

EXHIBIT "B"

Exceptions
(continued)

13. 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."