

When recorded return to:

Brian Johnson and Jennifer Johnson
17858 W Big Lake Blvd
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242447

Oct 07 2024

Amount Paid \$9829.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620057101

Escrow No.: 620057101

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dennis Lynch and Meredith Mills, 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 Brian Johnson and Jennifer Johnson, a married couple

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

LOT 23, BIG LAKE HEIGHTS, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES
118 THROUGH 120, INCLUSIVE, 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): P109297 / 4680-000-023-0000

Subject to:

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

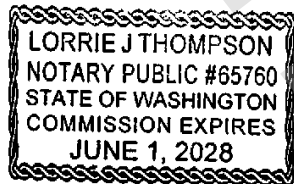
STATUTORY WARRANTY DEED
(continued)Dated: 10-4-24Dennis LynchMeredith MillsState of WashingtonCounty of SKagitThis record was acknowledged before me on October 4, 2024 by Dennis Lynch and Meredith Mills.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Skagit County Sewer District No. 2
 Purpose: sewer mains
 Recording Date: July 17, 1996
 Recording No.: 9607170042
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Skagit County Sewer District No. 2
 Purpose: sewer
 Recording Date: July 17, 1996
 Recording No.: 9607170043
3. Extension Agreement, including the terms, covenants and provisions thereof
 Recording Date: August 14, 1995
 Recording No.: 9508140065
4. 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 Big Lake Heights, recorded in Volume 16 of Plats, Pages 118 through 120:
 Recording No: 9608060054
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. 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

EXHIBIT "A"Exceptions
(continued)

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."

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