

When recorded return to:
Nathan Strachila and Elise Strachila
12031 Jacqueline Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250128
Jan 16 2025
Amount Paid \$10612.20
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

Escrow No.: 620057886

CHICAGO TITLE

Le 2057886

STATUTORY WARRANTY DEED

THE GRANTOR(S) Suzanne Marion Phipps, an unmarried person, as her separate estate and Jennifer Rebecca Korthuis, a married person as her separate property and Jason Donald Phipps, a married person as his separate property

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Nathan Strachila and Elise Strachila, a married couple

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

LOT 1, PLAT OF CEDAR DOWNS, AS PER PLAT THEREOF IN VOLUME 15 OF PLATS,
PAGES 121 AND 122, RECORDS OF SAKGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P104895 / 4616-000-001-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 1-15-2025

Suzanne Marion Phipps by
Jennifer Rebecca Korthuis
 Suzanne Marion Phipps by Jennifer Rebecca
 Korthuis, her attorney in fact

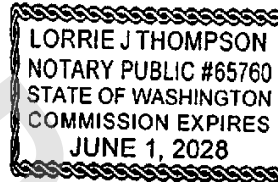
Jennifer Rebecca Korthuis
 Jennifer Rebecca Korthuis

Jason Donald Phipps
 Jason Donald Phipps

State of WashingtonCounty of Skagit

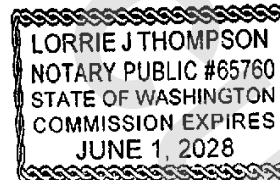
This record was acknowledged before me on JANUARY 15, 2025 by Jason Donald
 Phipps.

Lorrie J Thompson
 (Signature of notary public)
 Notary Public in and for the State of Washington
 My appointment expires: 6-1-2028

State of WashingtonCounty of Skagit

This record was acknowledged before me on JANUARY 15, 2025 by Jennifer Rebecca
 Korthuis.

Lorrie J Thompson
 (Signature of notary public)
 Notary Public in and for the State of Washington
 My appointment expires: 6-1-2028

State of WashingtonCounty of Skagit

This record was acknowledged before me on JANUARY 15 by Jennifer Rebecca
 Korthuis, as attorney in fact for Suzanne Marion Phipps.

STATUTORY WARRANTY DEED
(continued)

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

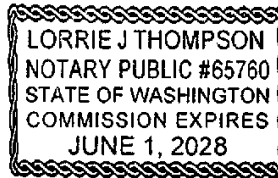


EXHIBIT "A"
Exceptions

1. 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 26, 1990
Recording No.: 9010260081

2. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: June 10, 1993
Recording No.: 9306100041
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

A) All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void).

B) All strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way.

3. 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

Recorded: November 24, 1993
Recording No.: 9311240084
Executed By: Stafford Construction, Inc.

Said covenants were amended and restated by Declarations recorded June 2, 1994 and November 10, 1994, under Recording No. 9406020108 and Recording No. 9411100004, records of Skagit County, Washington, respectively.

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

EXHIBIT "A"**Exceptions
(continued)**

law, as set forth on PLAT OF CEDAR DOWNS:

Recording No: 9311240083

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: November 24, 1993
Recording No.: 9311240084
Imposed By: Cedar Downs Homeowners' Association
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: November 24, 1993
Recording No.: 9311240085
Imposed By: Cedar Downs Homeowners' Association
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: November 10, 1994
Recording No.: 9411100004
Imposed By: Cedar Downs Homeowners' Association
8. 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."
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "A"

**Exceptions
(continued)**

10. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2025.
11. City, county or local improvement district assessments, if any.

Authentisign ID: 78648899-2-BB38-EF11-88CF-002248290057

Form 22P
 Skagit Right-to-Manage Disclosure
 Rev. 10/14
 Page 1 of 1

**SKAGIT COUNTY
 RIGHT-TO-MANAGE
 NATURAL RESOURCE LANDS DISCLOSURE**

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 Northwest Multiple Listing Service
 ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated December 10, 2024

between Nathan Strachila Elise Strachila ("Buyer")
Buyer Buyer
 and Suzanne M Phipps ("Seller")
Seller Seller
 concerning 12031 Jacqueline Drive Burlington WA 98233 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentic
Nathan Strachila 12/12/2024
 Buyer Date

Authentic
Jennifer Kuthais 12/12/24
 Seller Date

Authentic
Elise Strachila 12/12/2024
 Buyer Date

Authentic
Elise Strachila 12/12/2024
 Seller Date