202501160043

01/16/2025 02:58 PM Pages: 1 of 7 Fees: \$309.50

Skagit County Auditor, WA

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:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620057886

CHICAGO TITLE

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 (LPB 10-05) WA0000816.doc / Updated: 03.22,23

Page 1

WA-CT-FNRV-02150.620019-620057886

STATUTORY WARRANTY DEED

(continued)

Dated: 1-15-2025	
Surance manin Phipps by	
Suzanne Marion Phipps by Jennifer Rebecca Korthuis, her attorney in fact	
Shufer Rebecco Knihus	
Jennijer Rebedca Korthuis	
Dark The	
Jason Donald Phipps	
State of Washington County of Skagit	
County of SKAGIT	
This record was acknowledged before me on <u>TANUARY</u> 15, 2025 by Jason Donald Phipps.	
Tonie Johnnoson	
(Signature of notary public) LORRIE J THOMPSON	
My appointment expires: 6 - 1-2028 STATE OF WASHINGTON	
State of WAShington JUNE 1, 2028	
County of SKAQIT	
This record was acknowledged before me on <u>SANUARY 15, 2025</u> by Jennifer Rebecc	а
Korthuis.	
Daniel Thompson	
(Signature of notary public) Notary Public in and for the State of Washington LORRIE J THOMPSON	
My appointment expires: 6-/- 2/\28 0 NOTARY PUBLIC #65760 STATE OF WASHINGTON	
State of Washington Expires JUNE 1, 2028	
County of SKASIT (SSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSS	
This record was acknowledged before me on <u>JANUARY</u> by Jennifer Rebecc Korthuis, as attorney in fact for Suzanne Marion Phipps.	а
Shehdari Wayanta Day 14 DD 44 am	

STATUTORY WARRANTY DEED

(continued)

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

LORRIE J THOMPSON NOTARY PUBLIC #65760 STATE OF WASHINGTON COMMISSION EXPIRES JUNE 1, 2028

EXHIBIT "A"

Exceptions

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

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

 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

 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."

 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 (D: 796#89999-B989-EF11-89CF-002248299057

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

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

©Copyright 2014 Northwest Multiple Listing Service ALL RIGHTS RESERVED

oetween _	Nathan Strachila		Strachila		("Buyer'
	Buyer	Buyer			
and	Suzanne M Phipps	Seller	······		("Seller
oncerning	12031 Jacqueline Drive		ington	WA 98233	(the "Property
oncenini,	Address	City	ington	State Zip	(tile 1 toperty
Th lat lot co no m:	ands Disclosure, Skagit (is disclosure applies to pa id or designated or within ig-term commercial signifi mmercial activities occur n-resource uses and may ay arise from the use of	arcels designated of 1/4 mile of rural re- icance in Skagit Co- or may occur in the be inconvenient ochemicals; or from	r within 1 mile source, forest ounty. A variety ne area that no cause discon spraying, pru	of designated or mineral reso y of Natural R nay not be co nfort to area re ning, harvesti	ource lands of esource Land ompatible with esidents. This ing or mineral
nc as pr ne M: In inc m	traction with associated a ise, and odor. Skagit Cou a priority use on designa- pared to accept such in cessary Natural Resource anagement Practices and the case of mineral lan- cluding extraction, washing nerals. If you are adja- quirements from designate	nty has established ated Natural Resouncempatibilities, ince Land operations local, State, and Feds, application migg, crushing, stockpicent to designate	natural resource Lands, an conveniences when perform deral law. the be made ling, blasting, t	rce management and area resident or discomfort ed in compliant for mining-relations or mining-relations or mining-relations	ent operations nts should be from normal, nce with Best ated activities nd recycling of
nc as pr ne M In in m re	ise, and odor. Skagit Cou a priority use on designa apared to accept such in cessary Natural Resource anagement Practices and the case of mineral lan- duding extraction, washing nerals. If you are adja- quirements from designate Buyer authorize and di- ffice in conjunction with the	nty has established ated Natural Resounce of the Author of the Land operations local, State, and Feds, application migg, crushing, stockpicent to designated NR Lands. Teet the Closing A edeed conveying the Author of the Lands.	natural resource Lands, an onveniences when perform deral law. that be made ling, blasting, the NR Lands gent to record the Property.	rce management of area residence or discomfort ed in compliant for mining-relationsporting area, you will held this Disclos	ent operations ints should be from normal, ince with Best ated activities and recycling of have setback ure with the Coun
nc as pr ne M In in in re	ise, and odor. Skagit Cou a priority use on designs spared to accept such in cessary Natural Resource anagement Practices and the case of mineral lan- cluding extraction, washing nerals. If you are adja- quirements from designate Buyer authorize and di- ffice in conjunction with the	nty has established ated Natural Resounce on patibilities, ince Land operations local, State, and Feds, application migg, crushing, stockpiacent to designated NR Lands.	natural resource Lands, an onveniences when perform deral law. that be made ling, blasting, the lands are law	rce management of area residence or discomfort ed in compliant for mining-relationsporting area, you will held this Disclos	ent operations ints should be from normal, ince with Best ated activities and recycling of have setback ure with the Coun
nc as pr ne M. In inc m re Seller and Auditor's d Authoris S. Mathan Buyer	ise, and odor. Skagit Cou a priority use on designa apared to accept such in cessary Natural Resource anagement Practices and the case of mineral lan- duding extraction, washing nerals. If you are adja- quirements from designate Buyer authorize and di- ffice in conjunction with the	nty has established ated Natural Resounce of the Author of the Land operations local, State, and Feds, application migg, crushing, stockpicent to designated NR Lands. Teet the Closing A edeed conveying the Author of the Lands.	natural resource Lands, an onveniences when perform deral law. that be made ling, blasting, the NR Lands gent to record the Property.	rce management of area residence or discomfort ed in compliant for mining-relationsporting area, you will held this Disclos	ent operations ints should be from normal, ince with Best ated activities and recycling of have setback ure with the Coun
nc as prone M. In income me seeller ancauditor's come authenticus. Nathan Buyer	ise, and odor. Skagit Cou a priority use on designate pared to accept such in cessary Natural Resource anagement Practices and the case of mineral landled extraction, washing nerals. If you are adjaquirements from designate Buyer authorize and diffice in conjunction with the Strachila 12/12	nty has established ated Natural Resourcempatibilities, ince Land operations local, State, and Feds, application migg, crushing, stockpiacent to designated NR Lands. Treet the Closing Are deed conveying to the Closing Area (Closing Area).	natural resource Lands, an conveniences when perform deral law. In the made ling, blasting, the NR Lands gent to record the Property.	rce management of area residence or discomfort ed in compliant for mining-relationsporting area, you will held this Disclos	ent operations nts should be from normal, nce with Best ated activities nd recycling of have setback ure with the Coun