

When recorded return to:
Brandon Peters
575 Poplar Pl
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250142
Jan 17 2025
Amount Paid \$7525.00
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
620057956

Escrow No.: 620057956

STATUTORY WARRANTY DEED

THE GRANTOR(S) Taylor Shae Kerrin and Sage Scott Kerrin, also shown of record as Taylor Kerrin and Sage Kerrin, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Brandon Peters, a married man as his separate estate

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 1, PLAT OF ARBOR GLEN, AS PER PLAT RECORDED JUNE 24, 2019 UNDER RECORDING NO. 201906240188, 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): P134742 / 6064-000-001-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 16, 2025

TSK
Taylor Shae Kerrin

[Signature]
Sage Scott Kerrin

State of Washington

County of Skagit

This record was acknowledged before me on JANUARY 16, 2025 by Taylor Shae Kerrin and Sage Scott Kerrin.

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

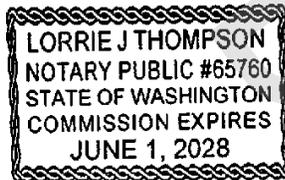


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy
Purpose: Utility lines and related facilities
Recording Date: July 19, 2010
Recording No.: 201007190112
Affects: as described in said instrument
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy
Purpose: Utility lines and related facilities
Recording Date: May 21, 2018
Recording No.: 201805210144
Affects: as described in said instrument
3. 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 Arbor Glen:

Recording No: 201906240188
4. 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: June 24, 2019
Recording No.: 201906240189

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 6, 2020
Recording No.: 202004060129
5. 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:

EXHIBIT "A"
Exceptions
(continued)

Imposed by: Arbor Glen Owners' Association
Recording Date: June 24, 2019
Recording No.: 201906240189

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by City of Sedro Woolley.
8. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2025.
9. City, county or local improvement district assessments, if any.