

When recorded return to:
Karin Louise Peterson
3022 Pinewood Avenue
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250151
Jan 21 2025
Amount Paid \$7748.41
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

Escrow No.: 620057961

CHICAGO TITLE
620057961

STATUTORY WARRANTY DEED

THE GRANTOR(S) Louis D Dupree and Kristina L Dupree, also appearing of record as Kristina Dupree, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Karin Louise Peterson, an unmarried person

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

LOT 19, HOGG SUBDIVISION, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 154 AND 155, 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): P110921 / 4689-000-019-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)


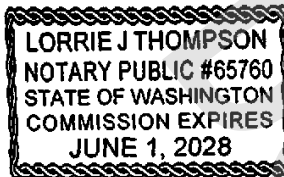
Dated: 1/14/25
Louis D. Dupree
Kristina L. DupreeState of WashingtonCounty of SKagitThis record was acknowledged before me on JANUARY 14, 2025 by Louis D Dupree and Kristina L Dupree.
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"

Exceptions

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

Recorded:	July 30, 1907
Auditor's No.:	63371, records of Skagit County, Washington
In favor of:	Puget Sound and Baker River Railroad Company, a corporation
For:	Underground electric system, together with necessary appurtenances
Affects:	50 feet right of way

NOTE: Exact location and extent of easement is undisclosed of record.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded:	September 14, 1926
Auditor's No.:	197187, records of Skagit County, Washington
In favor of:	Puget Sound Power & Light Company, a corporation
For:	Right-of-way for electrical transmission line
Note:	The exact location and extent of said easement is not disclosed of record
3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded:	January 31, 1948
Auditor's No(s).:	415111, records of Skagit County, Washington
For:	Drainage ditch
Note:	The exact location and extent of said easement is not disclosed of record
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 Hogg Subdivision:

Recording No: 9701150045
5. Certificate of Sedro-Woolley Ordinance No. 1240-95 established utility connection fees;

Recorded:	October 20, 1995
Auditor's No.:	9510200008, records of Skagit County, Washington
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

EXHIBIT "A"Exceptions
(continued)

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."

7. City, county or local improvement district assessments, if any.
8. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.