

When recorded return to:
Teresa Counts
1621 Grand Avenue
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250267
Jan 31 2025
Amount Paid \$9295.00
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.: 620057764

CHICAGO TITLE

620057764

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert G Babulas, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Teresa Counts, a married person as a separate estate

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

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

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

LT 36, PLAT OF BIG FIR NORTH P.U.D. - PHASE 1

Tax Parcel Number(s): P126019 / 4922-000-036-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 1-24-25Robert G Babulas
Robert G BabulasState of Washington
County of SkaagitThis record was acknowledged before me on 1-24-25 by Robert G Babulas.Allison M Summers

(Signature of notary public)

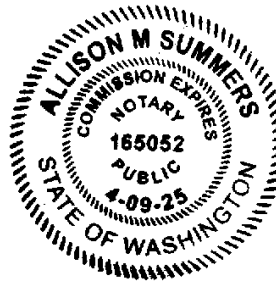
Notary Public in and for the State of WAMy appointment expires: 04-09-25

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126019 / 4922-000-036-0000

LOT 36, PLAT OF BIG FIR NORTH P.U.D. - PHASE 1, ACCORDING TO THE PLAT THEREOF,
RECORDED MARCH 23, 2007, UNDER AUDITOR'S FILE NO. 200703230073, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: December 29, 1978
Recording No.: 893941
Affects: As located and constructed

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

Granted to: The City of Mount Vernon
Purpose: Drainage facilities and appurtenances, together with rights of ingress and egress
Recording Date: January 15, 1980
Recording No.: 8001150014
Recording No.: 8001150015
Affects: A 20 foot strip across said plat and other property

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

Granted to: Puget Sound Energy, Inc., a Washington Corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 28, 2006
Recording No.: 200608280130
Affects:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

4. Notice and the terms and conditions thereof:

Recording Date: November 30, 2006
Recording No.: 200611300131

5. 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,

EXHIBIT "B"**Exceptions
(continued)**

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: February 15, 2007
Recording No.: 200702150078

6. 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 Fir North P.U.D. - Phase 1:

Recording No: 200703230073

7. 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: March 23, 2007
Recording No.: 200703230074

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 29, 2014
Recording No.: 201405290038

8. 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:

Imposed by: Big Fir North, Inc.
Recording Date: March 23, 2007
Recording No.: 200703230074

9. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

EXHIBIT "B"Exceptions
(continued)

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by Big Fir Community Association.
12. Assessments, if any, levied by Mt Vernon
13. City, county or local improvement district assessments, if any.