

**When recorded return to:**  
Rick Mossman  
1500 E College Way Ste A, PMB 599  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250427  
Feb 18 2025  
Amount Paid \$10274.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Chicago Title  
620057265 5

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David Trevor Clarke and Melanie Rae Clarke, also shown of record as Melanie Rae Clake, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Kendra Balazs, an unmarried person and Rick Mossman, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 17, PLAT OF ANKNEY HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED  
AUGUST 23, 2001, UNDER RECORDING NO. 200108230090, 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): P118262 / 4779-000-017-0000, ,

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 13, 2025

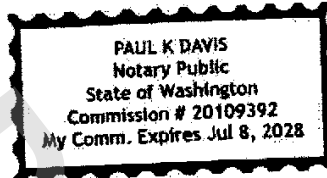
*David Clarke*  
David Trevor Clarke

*Melanie Clarke*  
Melanie Rae Clarke

State of Washington  
County of Mason

This record was acknowledged before me on 02-13-2025 by David Trevor Clarke and Melanie Rae Clarke.

*Paul K Davis*  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 7-8-28



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recording Date: October 3, 1955  
Recording No.: 525232  
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation  
Regarding: Pipeline(s) and/or main(s) for the transmission and/or distribution of water together with right of ingress and egress
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recording Date: October 18, 1960  
Recording No.: 599945  
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation  
Regarding: Pipeline(s) and/or main(s) for the transmission and/or distribution of water together with right of ingress and egress
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recording Date: August 7, 1979  
Recording No.: 7908070035  
In favor of: Puget Sound Power and Light  
For: Electric transmission and/or distribution line  
Said easement is purportedly released under instrument recorded October 7, 1996, under Recording No. 9610070065
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 Survey;  
Recording No: 9205280022
5. Easement, including the terms and conditions thereof, conveyed by instrument;  
Dated: May 21, 1992  
Recording Date: May 29, 1992  
Recording No.: 9205290074  
For: Utilities
6. Easement, including the terms and conditions thereof, granted by instrument;  
Recording Date: June 25, 1992  
Recording No.: 9206250091  
In favor of: Puget Sound Power and Light  
For: Electric transmission and/or distribution line

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

7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recording Date: February 20, 2001  
Recording No.: 200102200068  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line
8. 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 Plat of Ankney Heights:  
Recording No: 200108230090
9. 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: May 29, 1992  
Recording No.: 9205290075
10. 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: August 10, 2001  
Recording No.: 200108100314  
AMENDED by instrument(s):  
Recording No. 200201310042  
Recording No. 200211270215  
Recording No. 200406250159  
Recording No. 200411150148
11. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:  
Imposed by: Ankney Heights Homeowners Association

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

12. 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."

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. Assessments, if any, levied by City of Sedro Woolley
15. City, county or local improvement district assessments, if any.