

When recorded return to:

Roland J Hawkinson and Linda J Hawkinson
1763 Grand Avenue
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250949

Apr 02 2025

Amount Paid \$12410.00
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.: 620057968

CHICAGO TITLE

620057968

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joanna Mazza, 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 Roland J Hawkinson and Linda J Hawkinson, a married couple

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

LOT 20, BIG FIR NORTH P.U.D. PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED
JULY 25, 2007, UNDER AUDITOR'S FILE NO. 200707250053, 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): P126510 / 4936-000-020-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 4/1/25Joanna Mazza
Joanna MazzaState of WashingtonCounty of SnohomishThis record was acknowledged before me on April 1, 2025 by Joanna Mazza.

(Signature of notary public)

Notary Public in and for the State of WAMy appointment expires: 9-4-26

NOTARY PUBLIC
STATE OF WASHINGTON
SHARON E. SCHOONOVER
License Number 173976
My Comm. Exp. 09-04-2026

EXHIBIT "A"
Exceptions

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

In favor of: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: December 29, 1978
Recording No.: 893941
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: The City of Mount Vernon, a municipal corporation of Skagit County, Washington
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 set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: August 28, 2006
Recording No.: 200608280130
Affects: Portion of said premises
4. Notice Model Homes are Subject To Removal 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, 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,

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

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, 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: March 23, 2007

Recording No.: 200703230074

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 25, 2007

Recording No.: 200707250054

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 Homeowners Association

Recording Date: March 23, 2007

Recording No.: 200703230074

9. 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 2:

Recording No: 200707250053

EXHIBIT "A"Exceptions
(continued)

10. 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.
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by Mt Vernon.
13. City, county or local improvement district assessments, if any.
14. 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.