

When recorded return to:

Curtis Handy and Mercedes Handy
1282 Fidalgo Pl
Sedro Woolley, WA 98284

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20251025
Date 04/08/2025

FHA Case #566-284327

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title
620058250

Escrow No.: 245469063A

BARGAIN AND SALE DEED

THE GRANTOR(S)

Secretary Of Housing & Urban Development, its successors and/or assigns

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to

Curtis Handy and Mercedes Handy, a married couple

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

LOT 21, FIDALGO COMMONS P.U.D., ACCORDING TO THE PLAT THEREOF, RECORDED
MAY 30, 2003, UNDER AUDITOR'S FILE NO. 200305300211, 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): 4817-000-021-0000, P120469

Subject to:

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

BARGAIN AND SALE DEED
(continued)Dated: April 7, 2025Secretary Of Housing & Urban Development
Alfreda Mayes, Designated AgentBY: [Signature]
RAINE & COMPANY LLC, Authorized Signer
FHA Case #566-284327State of GeorgiaCounty of Fulton

This record was acknowledged before me on April 7, 2025 by Alfreda Mayes
RAINE & COMPANY LLC as Authorized Signer for the
Secretary Of Housing & Urban Development.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Georgia
My appointment expires: 06/09/2027



EXHIBIT "A"**Exceptions**

1. With respect to Paragraph F of the General Exceptions, Certificate for City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system; Recorded: February 23, 1995 and April 4, 2005
Recording No.: 9502230028
Recording No.: 200504040073
2. 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 FIDALGO COMMONS PUD
Recording No: 200305300211
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 30, 2003
Recording No.: 200305300211, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Construction and maintenance of a water and communication line, lines or related facilities of a pipe or pipes, line or lines or related facilities along with necessary appurtenances
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: May 30, 2003
Recording No.: 200305300212, records of Skagit County, Washington
AMENDED by instrument(s):
Recorded: December 4, 2003 and December 22, 2003
Recording No.: 200312040104
Recording No.: 200312220004
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Recorded: January 13, 2003
Recording No.: 200301130315, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"

Exceptions
(continued)

Recorded: December 20, 2001
Recording No.: 200112200009, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

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

Recorded: November 28, 2001
Recording No.: 200111280079, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

9. 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."