

When recorded return to:

William Richard Howard and Laura Petska Howard
3926 McLaughlin Rd
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251099

Apr 14 2025

Amount Paid \$11075.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title
620058332

Escrow No.: 245469811

STATUTORY WARRANTY DEED

THE GRANTOR(S) David P. Anderson and Catherine A. Anderson, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Laura Petska Howard and William Richard Howard, a married couple

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

LOT 65, PLAT OF SUMMERSUN ESTATES PHASE 1 LU-07-023, RECORDED OCTOBER 15, 2015 UNDER AUDITOR'S FILE NO. 201510150066, AND RE-RECORDED UNDER 201511170046, 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): P132969, 6030-000-065-0000

Subject to:

1. 1. Agreement to Perform including the terms, covenants and provisions thereof
Recording Date: January 7, 1985
Recording No.: 8501070019
Said document is a re-recording of Recording No. 8412270018.

2. No protest Agreement including the terms, covenants and provisions thereof
Recording Date: July 16, 1987

STATUTORY WARRANTY DEED

(continued)

Recording No.: 8707160037

3. 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 20, 1998
Recording No.: 9808200071

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: June 15, 2015
Recording No.: 201506150131

5. Quit Claim Deed Conveying Transferable Development Rights and TDR Extinguishment Document including the terms, covenants and provisions thereof
Recording Date: September 28, 2015
Recording No.: 201509280203

6. 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: October 15, 2015
Recording No.: 201510150065

Modification(s) of said covenants, conditions and restrictions
Recording Date: May 22, 2018
Recording No.: 201805220058

Modification(s) of said covenants, conditions and restrictions
Recording Date: September 24, 2019
Recording No.: 201909240006

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have

STATUTORY WARRANTY DEED

(continued)

arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: SummerSun Estates Home Owners Association

Recording Date: October 15, 2015

Recording No.: 201510150065

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 Summersun Estates Phase I LU-07-023: Recording No: 201511170046 Said Plat is a re-recording of Recording No. 201510150066.

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."

STATUTORY WARRANTY DEED

(continued)

Dated: April 11, 2025

David P. Anderson



Catherine A. Anderson

State of WashingtonCounty of WhatcomThis record was acknowledged before me on 4-11-2025 by David P. Anderson and Catherine A. Anderson.

(Signature of notary public)

Notary Public in and for the State of WAMy commission expires: 3-5-27