

When recorded return to:

Kody Borden and Bridgette Borden
405 N 18th Pl
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251864

Jun 17 2025

Amount Paid \$4725.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.

U20059239

Escrow No.: 620059239

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bruce A. Kahns and Cherri Kahns, 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 Kody Borden and Bridgette Borden, a married couple

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

LOT 8, "BUCHANAN ACRES LONG CARD", AS PER PLAT RECORDED NOVEMBER 20, 2006
UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200611200082.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P125675 / 4908-000-008-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

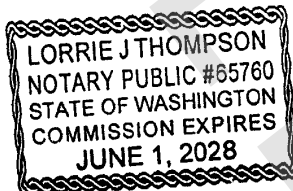
Dated: June 16, 2025Bruce A. Kahns
Bruce A. KahnsCherri Kahns
Cherri KahnsState of Washington
County of SKAGITThis record was acknowledged before me on 6-16-2025 by Bruce A. Kahns and Cherri Kahns.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028

EXHIBIT "A"

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
Recording Date: June 21, 1932
Recording No.: 251268
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Andrew Lambert and Phyllis Lambert, husband and wife
Purpose: Water pipeline
Recording Date: November 17, 1952
Recording No.: 482038
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power and Light Company
Purpose: Anchors and Guy Wires
Recording Date: January 25, 1961
Recording No.: 603452
Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Charles boon and Jeannie Boon, husband and wife
Purpose: underground water and utilities
Recording Date: April 19, 1982
Recording No.: 8204190056

Said instrument is a re-recording of instrument:

Recording Date: April 1, 1982
Recording No: 8204010001
5. Sidney Deboer Agricultural Lot Size Variance & Setback Variance and the terms and conditions thereof:

Recording Date: February 22, 1985
Recording No.: 8502220001
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

EXHIBIT "A"Exceptions
(continued)

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 Short Plat No. 51-81:

Recording No: 8112170001

7. Setback Variance and the terms and conditions thereof:

Recorded Date: December 6, 1991
Recording No: 9112050043

8. 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: May 11, 2001
Recording No.: 200105110087

9. Order on Appeals AP 01 0130 and AP 01 0131 and the terms and conditions thereof;

Recording Date: June 7, 2001
Recording No: 200106070039

10. Order on Special Use Request SU 00 0392 and the terms and conditions thereof;

Recording Date: September 27, 2001
Recording No: 200109270121

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

Granted to: Puget Sound Energy, Inc.
Purpose: Transmission, distribution and sale of electricity
Recording Date: June 19, 2006
Recording No.: 200606190170
Affects: as described in said instrument

12. 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

EXHIBIT "A"

Exceptions
(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Buchanan Acres Long Card No. PL05-0014:

Recording No: 200611200082

13. Plat Lot of Record Certification, and the terms and conditions thereof:

Recording Date: November 20, 2006

Recording No.: 200611200083

14. 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: November 20, 2006

Recording No.: 200611200084

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 26, 2007

Recording No.: 200702260012

15. 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."

16. City, county or local improvement district assessments, if any.