

When recorded return to:

Sydney R Lovely and Hunter S Lovely
513 Wellington Place
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252637

Aug 15 2025

Amount Paid \$10630.00
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

CHICAGO TITLE
620059375

Escrow No.: 620059375

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth Wheeler and Katelyn Wheeler, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Sydney R Lovely and Hunter S Lovely, a married couple

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

LOT 41, "PLAT OF JONES ESTATES", ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2019, UNDER AUDITOR'S FILE NO. 201907160029, 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): P134845 / 6066-000-041-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: August 14, 2025

[Signature]
Kenneth Wheeler

[Signature]
Katelyn Wheeler

State of Washington

County of Skagit

This record was acknowledged before me on August 14, 2025 by Kenneth Wheeler and Katelyn Wheeler.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

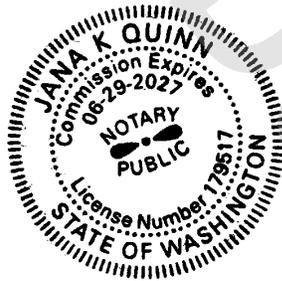


EXHIBIT "A"
Exceptions

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

Granted to: Cascade Natural Gas Corporation
 Purpose: Pipeline or pipelines for the transportation of gas and the products thereof
 Recording Date: May 13, 1957
 Recording No.: 551204
 Affects: Portions of said premises

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

Granted to: Public Utility District No. 1 of Skagit County, Washington
 Purpose: Pipe or pipes, line or lines for the transportation of water and if necessary the removal of said lines, with the right of ingress and egress.
 Recording Date: December 2, 1971
 Recording No.: 761396
 Affects: As described and depicted on said plat

3. 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 Short Plat No. 80-78:

Recording No: 890505

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: Transmission, distribution and sale of electricity and appurtenances
 Recording Date: July 24, 2017
 Recording No.: 201707240177
 Affects: Right of way 10 feet in width with 5 feet on each side of a centerline as constructed, or to be constructed, extended or relocated

The description contained therein is not sufficient to determine its exact location.

5. Permanent Stormwater Control Facilities Operation and Maintenance (O&M) Manual and the terms and conditions thereof:

Recording Date: May 7, 2019
 Recording No.: 201905070079

EXHIBIT "A"Exceptions
(continued)

6. 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 Jones Estates:

Recording No: 201907160029

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: July 16, 2019
Recording No.: 201907160030

Assignment of Declarant Rights:

Recording Date: November 14, 2019
Recording No.: 201911140051

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 21, 2020
Recording No.: 202001210072

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 17, 2020
Recording No.: 202009170076

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: Cambridge Commons Community Association formerly known as The
Park In Sedro-Woolley Home Owners Association
Recording Date: July 16, 2019
Recording No.: 201907160030
Recording Date: January 21, 2020
Recording No.: 202001210072

EXHIBIT "A"

Exceptions
(continued)

9. The Terms, Conditions and Reservations as disclosed in "Memorandum of Option to Purchase":

Recording Date: November 13, 2019
Recording No.: 201911130148

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