202001310176
01/31/2020 03:24 PM Pages: 1 of 4 Fees: $106.50
Skagit County Auditor, WA

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When recorded return to:
Patrick Metcalf and Ashley Metcalf
941 Summer Meadows Court
Sedro Woolley, WA 98284

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620041111

Escrow No.: 620041111

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicholas Brown and Jillian Brown, 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 Patrick Metcalf and Ashley Metcalf, a married couple

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

Lot 11, PLAT OF SUMMER MEADOWS, according to the plat thereof, recorded in Volume 15 of Plats, pages 176 through 178, 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): P106994 / 4630-000-011-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-407
Jan 31 2020
Amount Paid $6805.00
Skagit County Treasurer
By Heather Beauvais Deputy

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: January 16, 2020

Nicholas Brown

Jillian Brown

State of Virginia

City of Virginia

I certify that I know or have satisfactory evidence that Nicholas Brown and Jillian Brown is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 23rd January 2020

Name: Debbie L Close
Notary Public in and for the State of Virginia
Residing at: Virginia
My appointment expires: 31/May/2023

DEBBIE L CLOSE
Notary Public - Reg. # 7088697
Commonwealth of Virginia
My Commission Expires May 31, 2023

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EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SUMMER MEADOWS:

   Recording No: 9407130077

2. 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: February 1, 1994
   Recording No.: 9402010068

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKAGIT COUNTY SHORT PLAT NO. SW-1-78:

   Recording No: Volume 2 of Short Plats, page 180

4. **This item intentionally deleted**

   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: July 15, 1994
   Recording No.: 9407150146

5. 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

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EXHIBIT "A"
Exceptions
(continued)

Recording Date: June 6, 1995
Recording No.: 9506060018

Attachment A of that certain instrument recorded under recording no. 9407150146.

6. Liens and charges as set forth in the above mentioned declaration(s),

   Payable to: Summer Meadows Association

7. 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."

8. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2020.

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

10. Assessments, if any, levied by City of Sedro-Woolley.

11. Assessments, if any, levied by Summer Meadows Community.