

202406060020

06/06/2024 12:10 PM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor, WA

When recorded return to:
Luke Lablond and Bianca Amaro Lablond
18910 88th Avenue W
Edmonds, WA 98026

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240868
Jun 06 2024
Amount Paid \$9028.00
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

Escrow No.: 620056177

CHICAGO TITLE
620056177

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sean Hedeem and Christina Hedeem, 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 Luke Lablond and Bianca Amaro Lablond, a married couple

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

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

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

LT 3, SCSP NO. PL-06-0514, REC 200708150159 PTN SW 25-33-06

Tax Parcel Number(s): P126556 / 3875-000-001-0800

Subject to:

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

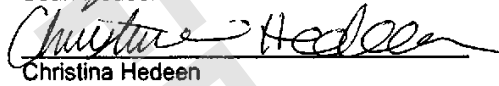
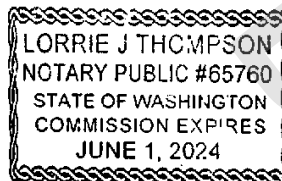
STATUTORY WARRANTY DEED
(continued)Dated: 5/15/24
Sean Hedeon
Christina HedeonState of WASHINGTON
County of SNOHOMISHThis record was acknowledged before me on May 15, 2024 by Sean Hedeon and Christina Hedeon.
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126556 / 3875-000-001-0800

LOT 3, SKAGIT COUNTY SHORT PLAT NO. PL-06-0514, APPROVED AUGUST 14, 2007 AND RECORDED ON AUGUST 15, 2007 UNDER AUDITOR'S FILE NO. 200708150159, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF LOTS "A" AND "B", "PLAT OF CAVANAWOOD SUBDIVISION NO. 1, " AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES ACROSS THOSE PORTIONS OF LOTS 2, 3 AND 4 OF SAID SKAGIT COUNTY SHORT PLAT PL 06-0514 IDENTIFIED AS "30' INGRESS, EGRESS AND UTILITY EASEMENT TO LOTS 3 AND 4", AND AS DESCRIBED IN INSTRUMENT RECORDED AUGUST 15, 2007 UNDER AUDITOR'S FILE NO. 200708150161.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER PATRIOT LANE - PRIVATE ROAD, AS DELINEATED ON THE FACE OF SAID SHORT PLAT PL 06-514.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Exceptions**

1. Public and private easements, if any, over vacated portion of said premises
2. 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: February 20, 1920
Recording No.: 139710

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: March 30, 1937
Recording No.: 288264
In favor of: V. M. Lee and P. T. Lee
For: Construct and maintain a road for forest protection purposes only

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: March 30, 1937
Recording No.: 288266
In favor of: English Lumber Company
For: Construct and maintain a road for forest protection purposes only

5. Reservations and recitals contained in the Deed as set forth below:

Recording Date: November 15, 1940
Recording No.: 331967

No determination has been made as to the current ownership or other matters affecting said reservations.

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 Cavanawood Subdivision No. 1:

Recording No: 423527

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

EXHIBIT "B"**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 Survey:

Recording No: 200203220173

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document;

Purpose: All existing and future utilities
Recording Date: July 24, 2002
Recording No.: 200207240027
Affects: Vacated right of way

9. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: October 7, 2005
Recording No.: 200510070009

10. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: October 7, 2005
Recording No.: 200510070010

11. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: July 19, 2006
Recording No.: 200607190068

Affidavit of Minor Correction of Boundary Line Adjustment

Recording Date: September 5, 2006
Recording No.: 200609050016 being a re-recording of 200608250116

12. Title notification, development activities on or adjacent to designated natural resource lands, and the terms and conditions thereof:

Recording Date: August 10, 2006
Recording No.: 200608100073

13. 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

EXHIBIT "B"**Exceptions
(continued)**

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: December 8, 2006
Recording No.: 200612080123

14. Cavanaugh Vistas Easements & Maintenance Agreement

Recording Date: December 8, 2006
Recording No.: 200612080127

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200709120116

15. 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: September 12, 2007
Recording No.: 200709120116

16. 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:

Recording No.: 200708150159

17. Skagit County Planning & Development Services, Plat Lot of record certification, and the terms and conditions thereof:

Recording Date: August 15, 2007
Recording No.: 200708150160

18. Easements for access & utilities, and the terms and conditions thereof:

Recording Date: August 15, 2007
Recording No.: 200708150161

EXHIBIT "B"**Exceptions
(continued)**

19. Protected critical area easement, (PCA), and the terms and conditions thereof:
- Recording Date: August 15, 2007
Recording No.: 200708150162
20. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Energy, Inc.
Purpose: Transmission, distribution and sale of electricity
Recording Date: April 18, 2018
Recording No.: 201804180085
Affects: Said premises and other property
21. Notice of on-site sewage system maintenance agreement requirement, and the terms and conditions thereof:
- Recording Date: May 17, 2021
Recording No.: 202105170123
22. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
23. 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."

EXHIBIT "B"

Exceptions
(continued)

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