

When recorded return to:  
Christopher M. McKee and Amber E. McKee  
9307 Chuckanut Drive  
Burlington, WA 98233



201605170079

Skagit County Auditor \$77.00  
5/17/2016 Page 1 of 5 1:58PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026254

CHICAGO TITLE  
620026254

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) J & J Samish LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Christopher M. McKee and Amber E. McKee, husband and wife

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

Lot 2, Skagit County Short Card No. PL09-0344, recorded December 2, 2014, under Auditor's File No. 201412020050, records of Skagit County, Washington.  
Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P48287/360326-3-003-0900

Subject to:

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

Dated: May 9, 2016

J & J Samish LLC, a Washington  
Limited Liability Company

BY:   
Al Jansen  
Manager and Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 1939  
MAY 17 2016

Amount Paid \$ 3387.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty Deed

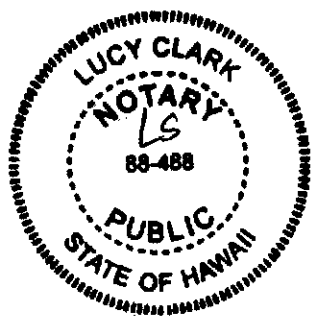
State of Hawaii  
County of Hawaii

I certify that I know or have satisfactory evidence that Al Jansen

is/~~are~~ the person(s) who appeared before me, and said person acknowledged that (he/~~she/they~~) signed this instrument, on oath stated that (he/~~she/they~~) was authorized to execute the instrument and acknowledged it as the Manager and Member of J & J Samish LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 14, 2016

Lucy Clark  
Name: Lucy Clark  
Notary Public in and for the State of Hawaii  
Residing at: Kamuela Hawaii  
My appointment expires: 10-25-19



**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 REVISED PLAT OF SAN JUAN LOOKOUT, SKAGIT COUNTY 5-ACRE PARCEL SUBDIVISION NO. 509-80:

Recording No: 8111130039

2. Notes delineated on the face of the short plat  
Recording Date: November 13, 1981  
Recording No.: 8111130039

A. This lot not for residential building purposes until approved by appropriate county officials.  
Affects: Tract 17

B. This line not surveyed, being the West line of Tract 17, dimensions are record dimensions from deed in Auditor's File No. 353570, records of Skagit County, Washington, location as shown is subject to change as required by Skagit County Superior Court Cause No. 16165.

3. Easement for slopes reserved in that instrument as follows:  
Recorded: July 23, 1981  
Auditor's No.: 9107230012, records of Skagit County, Washington

4. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons:  
Recorded: August 19, 1981 and May 9, 1996  
Auditor's No.: 8108190028 and 9605090036, records of Skagit County, Washington

AMENDED by instrument(s):  
Recorded: September 6, 1983 and May 9, 1996  
Auditor's No(s): 8309060043 and 9605090036, records of Skagit County, Washington

5. Terms and conditions of that instrument recorded;  
Recorded: July 17, 1981  
Auditor's No.: 8107170013, records of Skagit County, Washington

6. Covenants, conditions, and restrictions contained in instrument  
Recorded: July 23, 1981  
Auditor's No.: 8107230012, records of Skagit County, WA  
Executed by: Ragnar E. Peterson and Florence M. Peterson, husband and wife  
As follows:

The right to cut trees, shrubs, etc., located on the adjoining and adjacent property of grantors described as follows:

All of Lot 17, as shown on 5-acre parcel subdivision known as San Juan Lookout located in the Southwest Quarter (SW 1/4) of Section 26, Township 36 North, Range 3 East of the Willamette Meridian, recorded as Auditor's File No. 8107170015, records of Skagit County, Washington, (Parcel Map No. 509-80);

EXCEPT the following described tracts:

Tract #1: All that part of said Lot 17 of Parcel Map 509-80 lying West of the following described line:

Beginning at the Southwest corner of Lot 2 of the said plat of San Juan Lookout;

**EXHIBIT "A"**

Exceptions  
(continued)

thence South 27 degrees 36' East along the Easterly edge of blacktop driveway a distance of 140 feet, more or less, to an existing gate;  
thence East a distance of 150 feet;  
thence South a distance of 690 feet, more or less, to the South line of said Lot 17;

Tract #2: Beginning 329.83 feet South 89°44'45" West of the Southeast corner of said Lot 17 of Parcel Map 509-80;  
thence North a distance of 30.00 feet;  
thence West a distance of 300.00 feet;  
thence South a distance of 30.00 feet to South line of said Lot 17;  
thence North 89 degrees 44'45" East a distance of 300.00 feet to the point of beginning.

All as necessary for view of property sold. Grantee shall have the further right to cut trees, shrubs, etc. located within the boundaries of Tract #2 described above after gravel removal operations have ceased and reclamation plan has been fully carried out.

Said covenant was further conveyed in instrument

Recorded: October 19, 1995  
Auditor's No.: 9510190068, records of Skagit County, WA  
Executed By: Perry Cooper, Inc./Thomas Perry  
To: San Juan Lookout Homeowners Association

7. Waste Management Agreement and the terms and conditions thereof

Recording Date: July 29, 1981  
Recording No.: 8107280049

8. Terms and Conditions of Findings of Fact Entry of Order No. AAP 94 014.REC

Recording Date: March 28, 1995  
Recording No.: 9503280111

9. This item intentionally deleted  
Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 2, 2004  
Recording No.: 200412020013  
Matters shown: Possible encroachment of a fence along the Easterly line by varying amounts

10. Lot of Record Certification and the terms and conditions thereof

Recording Date: May 21, 2009  
Recording No.: 200905210094

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

Granted to: Leo Vance Rogers  
Purpose: Access, utilities and the right to build a rock retaining wall  
Recording Date: July 6, 2010  
Recording No.: 201007060122

12. 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: October 12, 2010  
Recording No.: 201010120097

Amendment of Easement and Confirmation Agreement  
Recorded: April 7, 2014

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 201404070084

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 SKAGIT COUNTY SHORT CARD NO. PL09-0344:

Recording No: 201412020050

14. This item intentionally deleted  
Possible overlap along the Westerly and Southerly line of said premises as disclosed by Skagit County Short Card No. PL09-0344

Recording Date: December 2, 2014  
Recording No.: 201412020050

15. Private Roadway Maintenance Declaration and the terms and conditions thereof

Recording Date: December 2, 2014  
Recording No.: 201412020051

16. Protected Critical Area Easement (PCA) and the terms and conditions thereof

Recording Date: December 2, 2014  
Recording No.: 201412020052

17. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: December 2, 2014  
Recording No.: 201412020053

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

19. Assessments, if any, levied by San Juan Lookout Homeowner's Association .