



201812100108

12/10/2018 12:32 PM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

WHEN RECORDED RETURN TO:

BRADLEY D. SWANSON  
BELCHER SWANSON LAW FIRM, P.L.L.C.  
900 DUPONT STREET  
BELLINGHAM, WA 98225

Document Title:	Statutory Warranty Deed
Grantor/borrower:	J&J Samish, LLC, a Washington limited liability company
Grantee/assignee/beneficiary:	Albert Jansen and Paulette Jansen, husband and wife
Legal Description:	Lot 3, SP 09-034, Being Ptn Lot 17, Rev San Juan Lookout 5-Acre Pcl Subd 509-80 In 26-36-3 & 27-36-3
Assessor's Tax Parcel ID#:	360326-3-003-0700 / P48288

**STATUTORY WARRANTY DEED**

THE GRANTOR, J&J Samish, LLC, a Washington limited liability company, for and in consideration of \$10 and other good and valuable consideration in hand paid, conveys and warrants to Albert Jansen and Paulette Jansen, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

LOT 3, SKAGIT COUNTY SHORT CARD NO. PL09-0344, RECORDED DECEMBER 2, 2014, UNDER AUDITOR'S FILE NO. 201412020050, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF TRACT 17, "REVISED PLAT OF SAN JUAN LOOKOUT, SKAGIT COUNTY 5-ACRE PARCEL SUBDIVISION NO. 509-80", APPROVED NOVEMBER 13, 1981 AND RECORDED NOVEMBER 13, 1981 IN VOLUME 3 OF SURVEYS, PAGE 151, UNDER AUDITOR'S FILE NO. 8111130039, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A REVISION OF THAT SUBDIVISION RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 103, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEING A PORTION OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AND A PORTION OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

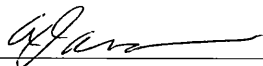
The Right-to-Manage Natural Resource Lands Disclosure, pursuant to Skagit County Code 14.38.030, is attached as Exhibit A, is incorporated herein by this reference.

Subject to:

Those conditions set forth on the attached Exhibit B, are incorporated herein by this reference.

DATED this 7<sup>th</sup> day of December 2018.

J&J SAMISH, LLC

  
By: ALBERT JANSEN, Manager

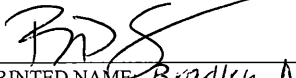
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20185376  
DEC 10 2018

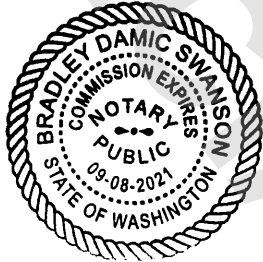
Amount Paid \$ 6235.00  
Skagit Co. Treasurer  
By HB Deputy

STATE OF WASHINGTON     )  
  : ss.  
COUNTY OF WHATCOM     )

On this 7 day of December 2018, before me personally appeared ALBERT JANSEN, to me known to be the manager of the limited liability company that executed the within and foregoing instrument to be the free and voluntary act and deed of said company for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

  
PRINTED NAME: Bradley Damic Swanson  
Notary Public in and for the State of Washington,  
residing at Bellingham.  
My commission expires: 9/8/2021.



## Exhibit A

**Skagit County Code 14.38.030 – Right-to-Manage Natural Resource Lands Disclosure**

This property may be designated or may be 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.

  
\_\_\_\_\_  
ALBERT JANSEN

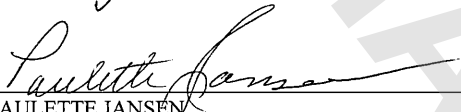
  
\_\_\_\_\_  
PAULETTE JANSEN

EXHIBIT B  
EXCEPTIONS

1. Excise tax, if unpaid, said tax in the unincorporated areas of Skagit County being .0178.

The basic rate charged by the State of Washington is .0128, plus a surcharge of .0050 being levied by Skagit County. Therefore, the total excise tax due will be figured by multiplying the sales price times .0178. Effective July 1, 2005, transactions that are taxable an additional \$5.00 will be due.

**NOTE:** Under the provision of Chapter 245, Laws of 1991 and 2005 (SHB 1316 and SBH 1240), transactions that are either tax exempt or the tax calculated is less than \$5.00 the total due for those transactions will be \$10.00.

2. General taxes, together with interest, penalty and statutory foreclosure costs, if any, first half delinquent May 1, 2018, if unpaid, second half delinquent November 1, 2018, if unpaid:

<u>Account No.</u>	<u>Year</u>	<u>Amount Billed</u>	<u>Amount Paid</u>	<u>Balance Owing</u>
360326-3-003-0700	2018	\$ 2,828.95	\$2,828.95	\$ 0.00

Property I.D. No.: P48288

3. Assessments, if any, due and owing San Juan Lookout Homeowners Association.
4. Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said Land, and rights of tenants to remove trade fixtures at the expiration of the term.
5. Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: July 23, 1981  
Auditor's No.: 8107230012  
Executed By: Ragnar E. Peterson and Florence M. Peterson,  
husband and wife

SAID COVENANTS WAS FURTHER CONVEYED IN INSTRUMENT:

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

B. TERMS AND CONDITIONS OF THAT INSTRUMENT:

Recorded: July 17, 1981  
Auditor's No.: 8107170013

C. AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED.

Between: Cascade West Properties, Inc., and San Juan  
Lookout Homeowners Association  
Dated: July 15, 1981  
Recorded: July 17, 1981  
Auditor's No.: 8107170014

Amended by instrument recorded July 28, 1981, under Auditor's File No. 8107280049.

D. WASTE MANAGEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Recorded: July 29, 1981  
Auditor's No.: 8107280049

E. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Recorded: August 19, 1981 and May 9, 1996  
Auditor's No.: 8108190028 and 9605090036

AMENDED BY INSTRUMENT(S):

Recorded: September 6, 1983 and May 9, 1996  
Auditor's Nos.: 8309060043 and 9605090036

F. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Revised Plat of San Juan Lookout, Skagit County  
5-Acre Parcel Subdivision No. 509-80  
Recorded: November 13, 1981  
Auditor's No.: 8111130039

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.  
Area Affected: Being located as constructed on the private road known as Lookout Lane (also known as Tract A)  
Dated: September 24, 1982  
Recorded: October 12, 1982  
Auditor's No.: 8210120006

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.  
Area Affected: 10 foot strip of Tract 1  
Dated: October 28, 1983  
Recorded: November 14, 1983  
Auditor's No.: 8311140072

I. EASEMENT FOR SLOPES RESERVED IN THAT INSTRUMENT AS FOLLOWS:

Recorded: July 23, 1981  
Auditor's No.: 8107230012

J. TERMS AND CONDITIONS OF FINDINGS OF FACT ENTRY OF ORDER NO. AAP 94 014.REC:

Recorded: March 28, 1995  
Auditor's No.: 9503280111

K. ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY:

Recorded: December 2, 2004  
Auditor's No.: 200412020013  
Matters Shown: Possible encroachment of a fence along the Easterly line by varying amounts

L. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: May 21, 2009  
Auditor's File No.: 200905210094

## M. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Leo Vance Rogers  
Purpose: Access, utilities and the right to build a rock retaining wall  
Recorded: July 6, 2010  
Auditor's No.: 201007060122

## N. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recorded: October 12, 2010  
Auditor's No.: 201010120097

## AMENDMENT OF EASEMENT AND CONFIRMATION AGREEMENT:

Recorded: April 7, 2014  
Auditor's No.: 201404070084

## O. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Skagit County Short Card No. PL09-0344  
Recorded: December 2, 2014  
Auditor's No.: 201412020050

## P. PRIVATE ROADWAY MAINTENANCE DECLARATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: December 2, 2014  
Auditor's No.: 201412020051

## Q. PROTECTED CRITICAL AREA EASEMENT (PCA) AND THE TERMS AND CONDITIONS THEREOF:

Recorded: December 2, 2014  
Auditor's No.: 201412020052

## R. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: December 2, 2014  
Auditor's File No.: 201412020053