


When recorded return to:  
Michael Pedergrast  
Big Nose Kate LLC  
P.O Box 1114  
Burlington, WA 98233

  
**201902280025**  
02/28/2019 10:23 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037373

**CHICAGO TITLE**

620037373

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ann R. George, an unmarried person, as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Big Nose Kate LLC, A Washington Limited Liability Company

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 14, PLAT OF WILDERNESS VILLAGE DIV NO.1, according to the Plat thereof recorded in  
Volume 10 of Plats, Pages 48, 49 and 50, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P78197 / 4208-000-014-0006,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019678  
FEB 28 2019

Amount Paid \$ 361.00  
Skagit Co. Treasurer  
By *HB* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: February 20, 2019

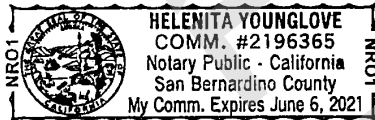
Ann R. George  
Ann R. George

State of CALIFORNIA  
County of SAN BERNARDINO

I certify that I know or have satisfactory evidence that Ann R. George is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: FEBRUARY 23, 2019

Helanita Younglove  
Name: HELENITA YOUNGLOVE  
Notary Public in and for the State of CALIFORNIA  
Residing at: 7605 ROCKAWAY AVE YUCCA VALLEY CA 92284  
My appointment expires: JUNE 6, 2021



### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of SAN BERNARDINO

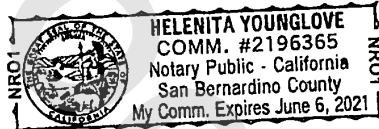
On FEBRUARY 23, 2019 before me, HELENITA YOUNGLOVE, NOTARY PUBLIC  
(here insert name and title of the officer)

personally appeared ANN R. GEORGE

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Heleanita Younglove  
HELENITA YOUNGLOVE

(Seal)

DOCUMENT: STATUTORY WARRANTY DEED  
DATE: 02/23/2019  
ESROW #: 620037373

**EXHIBIT "A"**

## Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;  
 Recorded: November 5, 1935  
 Auditor's No.: 273805, records of Skagit County, Washington  
 In favor of: The Sound Timber Company, an Iowa corporation  
 For: 30 foot road right-of-way  
 Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the  
 Willamette Meridian (being a portion of the underlying legal description of  
 said plat)  
  
 Note: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: November 30, 1973  
 Auditor's No(s): 793933, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary  
 appurtenances
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 PLAT OF  
 WILDERNESS VILLAGE DIV. NO. 1:  
  
 Recording No: 788213
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction,  
 but omitting any covenants or restrictions, if any, 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;  
 Recorded: July 20, 1973  
 Auditor's No(s): 788214, records of Skagit County, Washington  
 Executed By: Valleys West, a Limited Partnership, et al  
  
 AMENDED by instrument(s):  
 Recorded: September 7, 2004, May 5, 2005 and July 23, 2007  
 Auditor's No(s): 200409070165, 200505050063 and 200707230123 records of Skagit  
 County, Washington
5. Assessments or charges and liability to further assessments or charges, including the terms,  
 covenants, and provisions thereof, disclosed in instrument(s);  
 Recorded: July 20, 1973

**EXHIBIT "A"**Exceptions  
(continued)

Auditor's No(s): 788214, records of Skagit County, Washington  
Imposed By: Valleys West, a Limited Partnership, et al

6. Water Right Permit including the terms, covenants and provisions thereof

Recording Date: May 12, 2008  
Recording No.: 200805120179

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Skagit County Public Utility District No. 1.
9. Assessments, if any, levied by Wilderness Village Community Association.