

When recorded return to:
Joseph Rogerson
7332 Woodland Road
Ferndale, WA 98248

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2822
Jul 28 2020
Amount Paid \$1325.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620043420

Escrow No.: 620043420

STATUTORY WARRANTY DEED

THE GRANTOR(S) Catherine J Ingersoll, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Joseph Rogerson, an unmarried person

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.)

Lot(s): 7 WILDERNESS VILLAGE DIV 1

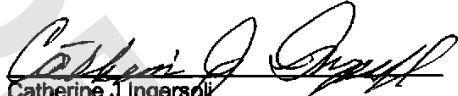
Tax Parcel Number(s): P78190 / 4208-000-007-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 22, 2020


Catherine J Ingersoll

State of WASHINGTON
County of SKAGIT Inyo

Ingersoll

I certify that I know or have satisfactory evidence that Catherine J ~~Ingersoll~~ Ingersoll 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: 7-24-2020

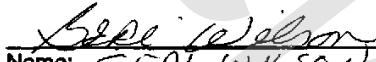

Name: GERI WILSON
Notary Public in and for the State of CA
Residing at: 271 N. MAIN ST. #121, BISHOP, CA
My appointment expires: 7-23-22



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P78190 / 4208-000-007-0005

Lot 7, PLAT OF WILDERNESS VILLAGE DIV NO. 1, according to the Plat thereof recorded in Volume 10 of Plats, Page 48, records of Skagit County, Washington.

Situated in Skagit County, State of Washington.

EXHIBIT "B"
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

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 7, 2004
 Recording No.: 200409070165

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "B"

Exceptions
(continued)

Recording Date: May 5, 2005
Recording No.: 200505050063

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 23, 2007
Recording No.: 200707230123

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 5, 2018
Recording No.: 201803050117

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
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. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Skagit River.
8. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Skagit River.
9. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
10. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Skagit County Public Utility District No. 1.
13. Assessments, if any, levied by Wilderness Village Community Association.