

When recorded return to:
Brittany Del Benckendorf
7340 Hideaway Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4891
Nov 17 2020
Amount Paid \$1605.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044995

CHICAGO TITLE
620044995

STATUTORY WARRANTY DEED

THE GRANTOR(S) Big Nose Kate 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 Brittany Del Benckendorf, an unmarried person and Jesse
Small, an unmarried person

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.

Situate in the County of Skagit, State of 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

STATUTORY WARRANTY DEED
(continued)

Dated: November 9, 2020

Big Nose Kate LLC,
A Washington limited liability company

BY: Michael Pendergrast
Michael Pendergrast
Chief Executive Manager

State of Washington
Skagit County of Skagit

I certify that I know or have satisfactory evidence that Michael Pendergrast
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 Chief Executive Manager of Big Nose Kate LLC to be the
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/13/2020

Julie M Dixon
Name: Julie M Dixon
Notary Public in and for the State of Wash
Residing at: Camano Island
My appointment expires: 2/2/2022



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;
Recording Date: November 5, 1935
Recording No.: 273805
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);
Recording Date: November 30, 1973
Recording No.: 793933
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;

Recording Date: July 20, 1973
Recording No.: 788214
Executed By: Valleys West, a Limited Partnership, et al

AMENDED by instrument(s):

Recording No(s).: 200409070165, 200505050063 and 200707230123
5. Liens and charges as set forth in the above mentioned declaration,

Payable to: Valleys West, a Limited Partnership, et al

EXHIBIT "A"
Exceptions
(continued)

6. Liens and charges as set forth in the above mentioned declaration,
Payable to: Wilderness Village Community Association
7. Water Right Permit including the terms, covenants and provisions thereof
Recording Date: May 12, 2008
Recording No.: 200805120179
8. Plat Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: July 24, 2019
Recording No.: 201907240074
9. 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."
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Skagit County Public Utility District No. 1.
12. Assessments, if any, levied by Wilderness Village Community Association.
13. Assessments, if any, levied by Valleys West, a Limited Partnership.