

When recorded return to:
Adam Pearson and Chelsea Pearson
6306 5th Ave NE
Seattle, WA 98115

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1170

Mar 19 2021

Amount Paid \$2725.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044443

CHICAGO TITLE
620044443

STATUTORY WARRANTY DEED

THE GRANTOR(S) Curt Lindsey and Heather Lindsey, husband and wife and Ken Beane and Kelly Beane, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Adam Pearson and Chelsea Pearson, a married couple

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.)

ptn tracts 41-44, Big Lake Water Front Tracts

Tax Parcel Number(s): P62024 / 3862-000-044-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 17, 2021

[Signature]
Curt Lindsey

[Signature]
Heather Lindsey

[Signature]
Ken Beane

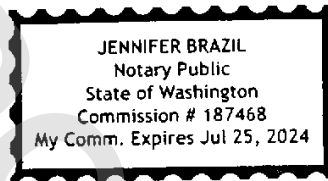
[Signature]
Kelly Beane

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Curt Lindsey and Heather Lindsey are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 19, 2021 ^{2021 JB}

[Signature]
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

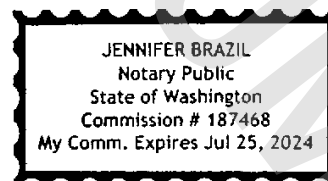


State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ken Beane and Kelly Beane are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 19, 2021

[Signature]
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County



STATUTORY WARRANTY DEED
(continued)

My appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62024 / 3862-000-044-0009

TRACTS 41 TO 44 INCLUSIVE, BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THOSE PORTIONS CONVEYED TO SKAGIT COUNTY FOR H.C. PETERS ROAD NO. 263 EXTENSION, BY DEEDS RECORDED OCTOBER 5, 1920, MAY 19, 1947 AND SEPTEMBER 9, 1947 UNDER AUDITOR'S FILE NUMBERS 145101, 404833, AND 408561, RESPECTIVELY RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO EXCEPT THAT PORTION OF TRACT 41, IF ANY, LYING NORTH OF THE NORTH LINE OF WEST BIG LAKE BOULEVARD.

TOGETHER WITH THAT PORTION OF GARDEN DRIVE, VACATED ON APRIL 4, 1949 IN COMMISSIONERS FILE NO. 8138, WHICH BY LAW HAS REVERTED TO SAID PREMISES.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Big Lake Water Front Tracts:

Recording No: 95061
2. 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 unnamed creek.
3. Any question that may arise due to shifting or change in the course, boundaries or high water line of unnamed creek or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of unnamed creek.
4. 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.
5. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
6. 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

EXHIBIT "B"
Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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