

**When recorded return to:**  
Kent Thomas  
7420 Windsong Lane LLC  
510 Lakeway Drive  
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2001

May 06 2021

Amount Paid \$2655.21

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

Escrow No.: 620047565

CHICAGO TITLE  
620047565

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Christine Airey Oppy and Christopher M. Oppy, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to 7420 Windsong Lane LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 9, PLAT OF WINDSONG RANCH ESTATES, AS PER PLAT RECORDED ON APRIL 9, 2008, UNDER AUDITOR'S FILE NO. 200804090083, 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): P127541 / 4953-000-009-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

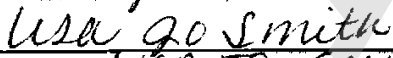
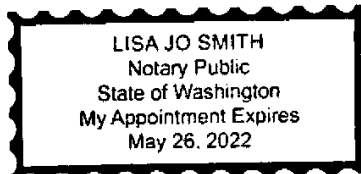
Dated: May 4, 2021

  
Christine Airey Oppy  
Christopher M. Oppy

State of WASHINGTON

County of ~~SKAGIT~~ KING  
LJS

I certify that I know or have satisfactory evidence that Christine Airey Oppy and Christopher M. Oppy 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: May 04, 2021  
Name: LISA JO SMITH  
Notary Public in and for the State of WASHINGTON  
Residing at: RENTON, WA  
My appointment expires: 5/26/2022

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: November 18, 1955  
Recording No.: 527377, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A portion of the Northeast Quarter of the Southeast Quarter

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: July 31, 1984  
Recording No.: 8407310027, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A portion of the North Half of the Northeast Quarter of the Southeast Quarter

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: January 21, 1985  
Recording No.: 8501210006, records of Skagit County, Washington  
In favor of: Donald L. Bradley  
For: Ingress, egress and utilities  
Affects: A portion of the Northeast Quarter of the Southeast Quarter

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: April 25, 1989  
Recording No.: 8904250008, records of Skagit County, Washington  
In favor of: Water District No. 1  
For: Pipe lines and appurtenances  
Affects: A portion of the Northeast Quarter of the Southeast Quarter

We note a Revocation of said easement recorded July 7, 1989, under Recording No.: 8907070063, records of Skagit County, Washington, executed by Philip E. Zeidner and Kathryn J. Zeidner, husband and wife.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

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

Recorded: June 16, 1993  
 Recording No.: 9306160097, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: A portion of the Northeast Quarter of the Southeast Quarter

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: October 28, 1993  
 Recording No.: 9310280159, records of Skagit County, Washington  
 In favor of: Donald J. Dando and Amy M. Dando, husband and wife  
 For: Common Drive  
 Affects: A portion of the Northeast Quarter of the Southeast Quarter

7. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
 Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington  
 Recorded: October 22, 1917  
 Recording No.: 121746, records of Skagit County, Washington  
 Executed By: David Tozer Company, a corporation of Minnesota  
 Affects: The South Half of the Northeast Quarter  
 As Follows: Any and all minerals or mining rights which have been heretofore reserved or excepted from any conveyance of any of said lands by any of the grantors in any of the deeds now of record in the office of the County Clerk and Recorder of said Skagit County, under which the said party of the first part claims title to any of the lands above described.  
 Affects: The South Half of the Northeast Quarter

8. Agreement, including the terms and conditions thereof; entered into;  
 By: Philip E. Zeidner, M.D. Trustee for the Retirement Trust for the benefit of Philip E. Zeidner, M.D. wwi Katy Zeidner  
 And Between: Donald J. Dando and Amy M. Dando, husband and wife  
 Recorded: May 26, 1983  
 Recording No.: 8305260009, records of Skagit County, Washington  
 Providing: The location of the boundary between the properties of the above parties is not the fence

9. Agreement, including the terms and conditions thereof; entered into;  
 By: Philip E. Zeidner, M.D. individually and as Trustee for the Retirement Trust for the benefit if Philip Zeidner, M.D. wwi Katy Zeidner  
 And Between: Donald J. Dando and Amy M. Dando, husband and wife

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

Recorded: October 28, 1993  
 Recording No.: 9310280159, records of Skagit County, Washington  
 Providing: Common Drive

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: July 17, 2006  
 Recording No.: 200607170159, records of Skagit County, Washington  
 In favor of: Puget Sound Energy, Inc.  
 For: Underground electric system, together with necessary appurtenances

11. Terms and conditions set forth in Skagit County Variance No. PP 05-0457;  
 Recorded: December 1, 2005  
 Recording No.: 200512140138, records of Skagit County, Washington

12. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;  
 Recorded: April 28, 2005  
 Recording No.: 200504280008, records of Skagit County, Washington

Said document being a re-recording of Recording No.: 200502160067

13. 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 Survey:

Recording No: 8307280021

14. 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 the Plat of Windsong Ranch Estates:

Recording No: 200804090083

15. Skagit County Planning & Development services and the terms and conditions thereof:

Recording Date: April 9, 2008  
 Recording No.: 200804090084

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

**Affects:** Lots 1-13 of Plat of WindSong Ranch

16. Operation and Maintenance Manual For the Stormwater Collection System and Detention System and the terms and conditions thereof  
 Recording Date: April 9, 2008  
 Recording No.: 200804090085
17. Natural Resource Land Easement Agreement and the terms and conditions thereof  
 Recording Date: April 9, 2008  
 Recording No.: 200804090086
18. Open Space Protected Area Easement Agreement and the terms and conditions thereof  
 Recording Date: April 9, 2008  
 Recording No.: 200804090087
19. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
 Recording Date: April 9, 2008  
 Recording No.: 200804090088
20. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:  
 Imposed by: Windsong Ranch Estates Homeowners Association  
 Recording Date: April 9, 2008  
 Recording No.: 200804090088
21. City, county or local improvement district assessments, if any.
22. 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

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

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."