

**When recorded return to:**  
Jesse Sheldon  
22027 7th Ave W  
Bothell, WA 98021

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

CHICAGO TITLE COMPANY  
500122115

Escrow No.: 500122115

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gary L. Brown, M.D. and Susan Brown, 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 Jesse Sheldon, 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.)

LT. 93 AND PTN LT. 92 FIRST ADDN BIG LAKE WATER FRONT TRACTS

Tax Parcel Number(s): P62113 / 3863-000-093-0016

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3160

Jul 12 2021

Amount Paid \$6405.00

Skagit County Treasurer

By Flora Cruz Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 7, 2021

[Signature]  
Gary L. Brown, M.D.

[Signature]  
Susan Brown

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Gary L. Brown, M.D. and Susan Brown 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: 7-9-2021

Name: Jennifer Demma  
Notary Public in and for the State of Wa  
Residing at: Skagitash  
My appointment expires: 12-1-2024

JENNIFER DEMMA  
Notary Public  
State of Washington  
Commission # 21000776  
My Comm. Expires Dec 1, 2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P62113 / 3863-000-093-0016**

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LOT 92 AND LOT 93, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE NORTHWESTERLY 76.00 FEET OF SAID LOT 92 AS MEASURED PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID LOT 92:

AND ALSO EXCEPT THAT PORTION OF THE SOUTHWESTERLY 60.00 FEET OF SAID LOT 92 AS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEEDS DATED OCTOBER 12, 1954 AND RECORDED MARCH 2, 1955, UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 513938; AND DEED DATED MARCH 1, 1954 AND RECORDED MARCH 2, 1955 UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 513937.

AND TOGETHER WITH A MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A 40.00 FOOT WIDE STRIP TO BE CENTERED ON THE EXISTING AS BUILT GRAVEL DRIVEWAY AS THE SAME EXISTED NOVEMBER 1, 1990. SAID EASEMENT TO BENEFIT SAID LOTS 92 AND 93, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. Rights of Day Lumber and their successors, if any, to build and maintain a dam across the outlet creek of Big Lake, together with rights to overflow and inundate the shoreline of Big Lake including the terms, covenants and provisions thereof  
  
Recording Date: April 21, 1924  
Recording No.: 173578
2. 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: 8911060099
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Adjacent property owner  
Purpose: Ingress, egress and utilities  
Recording Date: January 29, 1991  
Recording No.: 9101290020
4. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof  
  
Recording Date: January 20, 1991  
Recording No.: 9101290020
5. Quit Claim Deed for mutual easement for ingress, egress and utilities including the terms, covenants and provisions thereof  
  
Recording Date: July 3, 1991  
Recording No.: 9107030070
6. Lot Certificate including the terms, covenants and provisions thereof  
  
Recording Date: October 8, 2015  
Recording No.: 201510080066
7. 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,

**EXHIBIT "B"**Exceptions  
(continued)

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: 201708240032

8. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Big Lake.
9. 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 Big Lake.
10. 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.
11. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
12. 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."
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Sewer District No. 2 for Local Improvement District No. 1