

When recorded return to:
Christopher Greener and Alexia Moore
17313 Cimarron Lane
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3981
Aug 27 2021
Amount Paid \$32305.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE CO.
6200486541

Escrow No.: 245443852

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sally L. Meranda-Best, formerly Sally Best as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Christopher Greener and Alexia Moore, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
PTN SE 1/4 NW 1/4 NE 1/4 SW 1/4 of 1-36-3
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P47536/360301-2-006-0202

Subject to:

1. 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 SURVEY:
Recording No: 798659
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

STATUTORY WARRANTY DEED

(continued)

document:

Granted to: Puget Sound Power & Light Company, a Washington Corporation

Purpose: Electric transmission and/or distribution line

Recording Date: July 31, 1973

Recording No.: 788683

3. Easement recorded under Auditor's File No. 810362, records of Skagit County, Washington, and various other

instruments of record for ingress, egress, roadway and utilities

4. Agreement including the terms, covenants and provisions thereof

Executed by: Robert E. Wynn, et al

Recording Date: January 11, 1996

Recording No.: 9601110052

Regarding: Joint Use and Maintenance of Well and Water System

5. Boundary Line Adjustment deed including the terms, covenants and provisions thereof ;

Recording Date: April 3, 2000

Recording No.: 200004030099 and 200004030100

6. 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: June 15, 2000

Recording No.: 200006150095

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, 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: 9607240050

8. Lot Certification, including the terms, covenants and provisions thereof;

Recording Date: September 20, 2005

Recording No.: 200509200020

9. Regulatory Notice/Agreement, including the terms, covenants and provisions thereof;

Recording Date: September 20, 2005

Recording No.: 200509200021

10. Quit Claim Deed Boundary Line Adjustments including the terms, covenants and provisions thereof

Recording Date: June 5, 2014

Recording No.: 201406050073 and 201406050074

STATUTORY WARRANTY DEED

(continued)

11. Easement, including the terms and conditions thereof, conveyed by instrument;

Recorded: June 25, 1999

Auditor's No.: 9906250016, records of Skagit County, Washington

In favor of: Public Utilities District No. 1

For: Ingress and egress

Note: Exact location and extent of easement is undisclosed of record.

12. 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

SKAGIT COUNTY

SHORT PLAT NO. 97-0045:

Recording No: 200006150094

13. Agreement, including the terms and conditions thereof; entered into;

By and Between: Wayne Fjelstad, Fred Hall, and Public Utilities District No. 1

Recorded: June 28, 1999

Auditor's No.: 9906280003, records of Skagit County, Washington

Providing: Placement of a 159,000 gallon storage reservoir and a pump station and appurtenances

14. Agreement, including the terms and conditions thereof; entered into;

By: Thomas, Inc.

And Between: Carolyn Hawley

Recorded: July 24, 2000

Auditor's No.: 200007240099, records of Skagit County, Washington

Providing: Sewer maintenance

15. Agreement, including the terms and conditions thereof; entered into;

By: Gary Lohman

And Between: Cimarron West, LLC

Recorded: August 10, 2001

Auditor's No.: 200108100002, records of Skagit County, Washington

Providing: Agreement to Covenants and Road Maintenance Agreement

16. Protected Critical Area Site Plan and the Terms and Conditions thereof;

Recorded: June 18, 1999

Auditor's File No.: 9906180017, records of Skagit County, Washington

17. Covenants, conditions and restrictions 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

STATUTORY WARRANTY DEED

(continued)

Recording Date: June 15, 2000

Recording No.: 200006150096

Modification(s) of said covenants, conditions and restrictions

Recorded: July 27, 2000, January 18, 2002 and August 26, 2003

Auditor's No(s): 200007270066, 200201180074 and 200308260135 records of Skagit County, Washington

18. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have

arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Cimarron Ridge Homeowners Association

Recording No.: 200308260135

19. 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."

STATUTORY WARRANTY DEED
(continued)

Dated: August 24, 2021

Sally L. Meranda-Best
Sally L. Meranda-Best

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Sally M. Best 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: 8/27/21
Name: Tami Hackney
Notary Public in and for the State of WA
Residing at: Bellingham 4/8/25
My appointment expires: 4/8/25

TAMI HACKNEY
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
License # 7966
Expires April 08, 2025

Exhibit A – Legal Description

Loan Number: 7029510

Property Address: 17313 Cimarron Lane
Bellingham, WA 98229

Property Tax ID / Parcel Number: P47536 / 360301-2-006-0202

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT C AS SHOWN ON THAT CERTAIN SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 49 UNDER AF NO. 798659, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 1° 03' 05" WEST ALONG THE WEST LINE OF SAID TRACT C, A DISTANCE OF 468.16 FEET TO THE NORTHWEST CORNER OF SAID TRACT C;
THENCE SOUTH 67° 49' 57" EAST ALONG THE NORTH LINE OF SAID TRACT C, A DISTANCE OF 118.18 FEET;
THENCE SOUTH 87° 41' 49" EAST ALONG THE NORTH LINE OF SAID TRACT C, A DISTANCE OF 83.97 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 00° 27' 23" EAST, A DISTANCE OF 419.48 FEET TO THE SOUTH LINE OF SAID TRACT C TO POINT WHICH LIES SOUTH 89° 48' 11" WEST, A DISTANCE OF 135.79 FEET FROM THE NORTHEAST CORNER OF LOT 4 OF SHORT PLAT NO. 97-0045, APPROVED JUNE 14, 2000, RECORDED JUNE 15, 2000, UNDER AF NO. 200006150094, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 00° 27' 23" EAST, A DISTANCE OF 157.32 FEET;
THENCE SOUTH 16° 49' 05" EAST, A DISTANCE OF 258.25 FEET;
THENCE SOUTH 28° 09' 05" EAST, A DISTANCE OF 52.22 FEET;
THENCE SOUTH 40° 29' 36" EAST, A DISTANCE OF 103.84 FEET;
THENCE SOUTH 50° 57' 58" EAST, A DISTANCE OF 41.54 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID LOT 4 WITH THE NORTH LINE OF THE 45.00 FOOT RADIUS CUL-DE-SAC EASEMENT FOR CIMARRON LANE AS SHOWN ON SAID SHORT PLAT, (FROM WHICH POINT THE CENTER OF SAID CUL-DE-SAC LIES SOUTH 24° 20' 23" EAST, A DISTANCE OF 45.00 FEET);
THENCE EASTERLY, SOUTHEASTERLY, AND SOUTHERLY ALONG SAID CUL-DE-SAC EASEMENT LINE, THROUGH A CENTRAL ANGLE OF 113° 13' 18", AND AN ARC LENGTH OF 88.92 FEET;
THENCE NORTH 88° 52' 56" EAST, A DISTANCE OF 110.63 FEET;
THENCE NORTH 1° 55' 09" WEST, A DISTANCE OF 595.21 FEET TO THE NORTH LINE OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
THENCE SOUTH 89° 48' 11" WEST ALONG SAID NORTH LINE, A DISTANCE OF 26.46 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C;
THENCE NORTH 4° 35' 01" EAST, A DISTANCE OF 405.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT C;
THENCE NORTH 87° 41' 49" WEST ALONG THE NORTH LINE OF SAID TRACT C, A DISTANCE OF 364.07 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER ACROSS AND THROUGH THE 60.00 FOOT WIDE EASEMENT KNOWN AS BEAR CREEK ROAD AND AS SHOWN ON THE FACE OF THAT CERTAIN SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 49 UNDER AF NO. 798659, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, ACROSS AND THROUGH CIMARRON LANE AS SHOWN ON THE FACE OF SHORT PLAT NO. 97-0045, APPROVED JUNE 14, 2000, RECORDED JUNE 15, 2000, UNDER AF NO. 200006150094, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

END OF EXHIBIT "A"