

**When recorded return to:**  
Douglas J. Turek and Iona Kay Turek  
949 E 54th Terrace  
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-4068  
Sep 01 2021  
Amount Paid \$2405.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:  
Chicago Title  
P.O. Box 638  
Mount Vernon, WA 98273  
Order No.: 620048861RU  
Escrow No.: 611295801

CHICAGO TITLE  
620048861

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Helen Derry Davis, Trustee of The Helen Davis Revocable Living Trust, dated August 14, 2018

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 Douglas J. Turek and Iona Kay Turek, a married couple

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

Lots 3 and 4, Sauk River Estates, Subdivision No. 2, as per Plat recorded in Volume 8 of Plats, Pages 23 and 24, records of Skagit County.  
Situates in the County of Skagit, State of Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P68940/3995-000-003-0008, P68941/3995-000-004-0007

Subject to Special Exceptions as hereto attached on Exhibit "A" and made a reference thereof

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 26, 2021

The Helen Davis Revocable Living Trust, dated August 14, 2018

By: Helen Derry Davis  
Helen Derry Davis  
Trustee

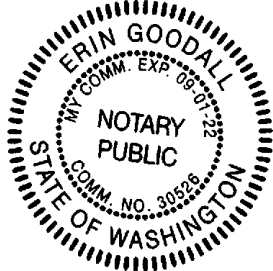
State of Washington

County of Kitsap

I certify that I know or have satisfactory evidence that Helen Derry Davis

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 Trustee of Helen Davis Revocable Living Trust dated August 14, 2018 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 27, 2021



Erin Goodall  
Name: Erin Goodall  
Notary Public in and for the State of Washington  
Residing at: Kouss  
My appointment expires: 09.01.2022

## EXHIBIT "A"

Order No.: 611295801

For APN/Parcel ID(s): P68940/3995-000-003-0008 and P68941/3995-000-004-0007

## SPECIAL 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 the Plat of Sauk River Estates Subdivision No. 2:

Recording No.: 612597

2. 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

Recording Date: October 13, 1961

Recording No.: 613301

3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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

Granted to: Puget Sound Energy, Inc.  
 Purpose: Electric transmission and/or distribution line  
 Recording Date: May 23, 1979  
Recording No.: 7905230020

5. 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."

8. Assessments, if any, levied by Sauk River Estates Association.
9. City, county or local improvement district assessments, if any.