

**When recorded return to:**  
Vickie A. Wammack  
New Creation Renovations LLC  
PO Box 983  
Concrete, WA 98237

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620050191

**CHICAGO TITLE**  
020050191

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Big Nose Kate LLC, a Washington limited liability company

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

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 13, PLAT OF WILDERNESS VILLAGE DIV. NO. 1

Tax Parcel Number(s): P78196 / 4208-000-013-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5767

Dec 17 2021

Amount Paid \$1605.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 2, 2021

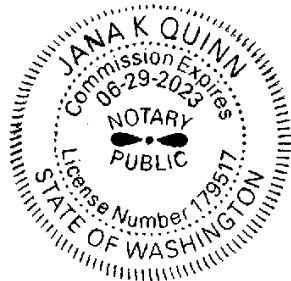
Big Nose Kate LLC  
BY: Michael Todd Pendergrast  
Michael Todd Pendergrast  
Sole Member

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Michael Todd Pendergrast  
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 Sole Member of Big Nose Kate, LLC to be the free and voluntary act of such  
party for the uses and purposes mentioned in the instrument.

Dated: December 15, 2021

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P78196 / 4208-000-013-0007**

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LOT 13, PLAT OF WILDERNESS VILLAGE DIV. NO. 1, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE(S) 48, 49 AND 50, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

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

In favor of: The Sound Timber Company, an Iowa corporation  
Purpose: 30 foot road right-of-way  
Recording Date: November 5, 1935  
Recording No.: 273805  
Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the Willamette Meridian (being a portion of the underlying legal description of said plat)
  
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Wilderness Village Div. No. 1:  

Recording No: 788213
  
3. 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: July 20, 1973  
Recording No.: 788214

Modification(s) of said covenants, conditions and restrictions  

Recording Date: September 7, 2004  
Recording No.: 200409070165

Modification(s) of said covenants, conditions and restrictions  

Recording Date: May 5, 2005  
Recording No.: 200505050063

Modification(s) of said covenants, conditions and restrictions  

Recording Date: July 23, 2007  
Recording No.: 200707230123

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 5, 2018  
Recording No.: 201803050117

4. 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: Wilderness Village Community Association  
Recording Date: July 20, 1973  
Recording No.: 788214

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

In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: November 30, 1973  
Recording No.: 793933  
Affects: Portion of said premises

6. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: September 12, 2019  
Recording No.: 201909120055

7. 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

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

NR Lands."

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Skagit County Public Utility District No. 1.
10. Assessments, if any, levied by Wilderness Village Community Association.