

When recorded return to:
Brady Longnecker and Paula Longnecker
176 Alder Drive
Sedro Woolley, WA 98284

POOR ORIGINAL

Filed for record at the request of:



CHICAGO TITLE
A COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050386

CHICAGO TITLE

620050386

STATUTORY WARRANTY DEED

THE GRANTOR(S) 7420 Windsong Lane LLC

for and in consideration of Ten And No/100 Dollars (\$10.00) . and other valuable consideration
in hand paid, conveys, and warrants to Brady Longnecker and Paula Longnecker, a married couple

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-794

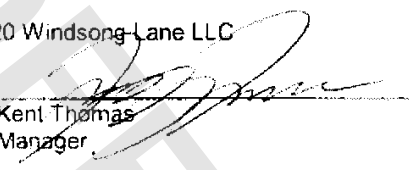
Mar 01 2022

Amount Paid \$12205.80
Skagit County Treasurer
By Lena Thompson Deputy

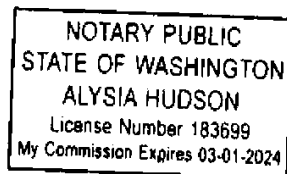
STATUTORY WARRANTY DEED
(continued)

Dated: February 28, 2022

7420 Windsong Lane LLC

BY: 
Kent Thomas
ManagerState of Washington
County of SnohomishI certify that I know or have satisfactory evidence that Kent Thomas

(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 Manager of 7420 Windsong Lane LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: MARCH 01 2022

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03.01.2024

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 oil's, 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 of 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, 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 : Survey:

Recording No: 8307280021

- 14 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 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. 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

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

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."

- 22 City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated December 21, 2021
between Brady and Paula Longnecker ("Buyer")
and 7420 Windsong Lane LLC ("Seller")
concerning 7420 Windsong Lane Sedro Woolley WA 98284 (the "Property")

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Paula Longnecker 12/22/21
Buyer Date

Brady Longnecker 12/22/21
Buyer Date

KENT THOMAS 12/23/21
Seller Date

Seller Date