

**When recorded return to:**  
Leslie Vander Voet  
1354 Balda Road  
Oak Harbor, WA 98277

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

Chicago Title Company  
620050284

Escrow No.: 245447557 *etc*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert P. Betz and Catherine A. Betz, husband and wife

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 Leslie Vander Voet, an unmarried person and Darcy Vander Voet, an unmarried person and Devon Balocco, a married person

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

LOT 54, PLAT OF FIRST ADDITION TO ALVERSON'S CAMPING TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 40, 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): P61754 / **3856-000-054-0004**

SUBJECT TO: Exhibit "A" attached hereto and made a part hereof

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20221314  
Apr 01 2022  
Amount Paid \$15036.00  
Skagit County Treasurer  
By Lena Thompson Deputy  
WA-CT-FNBG-02150.622459-245447557

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 28, 2022

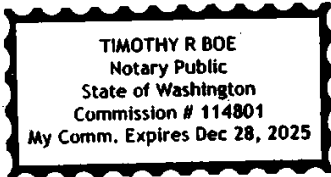
Robert P. Betz  
Robert P. Betz  
Catherine A. Betz  
Catherine A. Betz

State of Washington  
County of King

I certify that I know or have satisfactory evidence that  
Robert P. Betz Catherine A. Betz  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: March 28 2022

Timothy R Boe  
Name: Timothy R Boe  
Notary Public in and for the State of Washington  
Residing at: King  
My appointment expires: 12/24/2025



## Exhibit "A"

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 Addition to Alverson's Camping Tracts on Guemes Island:

Recording No.: 187307

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: Water Association  
Recording Date: October 19, 1973  
Recording No.: 792309

3. 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: September 24, 1997  
Recording No.: 9709240023

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

By: Alverson Tract Owners Association  
And Between: Elizabeth Ruest and David C. Oliver  
Recorded: August 17, 2000  
Recording No.: 200008170016  
Providing: Domestic Well Agreement and Easement

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

By: Alverson Tract Owners Association  
And Between: Ron J. Flint and Julie A. Flint  
Recorded: January 30, 2001  
Recording No.: 200101300092  
For: Domestic well agreement, easement agreement for water and electrical lines and restrictive covenant agreement for 100 foot radius sanitary control area

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

By: Alverson Tract Owners Association  
And Between: Ron J. Flint and Julie A. Flint  
Recorded: January 10, 2002  
Recording No.: 200201100063  
For: Correction to that domestic water well agreement, easement agreement for water and electrical lines and restrictive covenant agreement for 100 foot radius sanitary control area filed with the Skagit County Auditor on January 30, 2001 and filed under Recording No. 200101300092, records of Skagit County, Washington

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

By: Alverson Tract Owners Association  
And Between: Elizabeth Ruest and David C. Oliver  
Recorded: June 25, 2002  
Recording No.: 200206250052  
For: Easement for water and electrical

8. 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: July 23, 2002  
Recording No.: 200207230119

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

By: Alverson Tract Owners Association  
And Between: Ron J. Flint and Julie A. Flint  
Recorded: July 23, 2002  
Recording No.: 200207230119

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

By: Alverson Tract Owners Association  
And Between: Guemes Island Community at large  
Recorded: February 4, 2003  
Recording No.: 200302040134  
Providing: Water for fire protection

11. 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.

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."