

**When recorded return to:**  
Brian T. Miller  
Samish Properties LLC  
5475 Joseph Ln  
Bow, WA 98232

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620048054

Escrow No.: 620048054

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221916

May 09 2022

Amount Paid \$8361.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robin E. Bistodeau, an unmarried man

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

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

TRACT 1 OF CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SW-01-91, APPROVED NOVEMBER 21, 1991, AND RECORDED DECEMBER 2 1991, UNDER AUDITOR'S FILE NO. 9112020107, IN VOLUME 10 OF SHORT PLATS, PAGE 30, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF VACATED BLOCKS 12 AND 14, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 92, 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): P100062 / 350424-0-007-0100

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 5-4-22

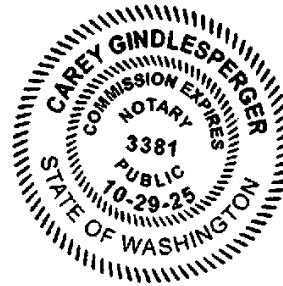
*Robin E. Bistodeau*  
Robin E. Bistodeau

State of WASHINGTON  
County of ~~SKAGIT~~ King

I certify that I know or have satisfactory evidence that Robin E. Bistodeau is the person who appeared before me, and said person acknowledged that ~~he~~ she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 4, 2022

*Q*  
Name: *Carey Gindlesperger*  
Notary Public in and for the State of *Washington*  
Residing at: *Kent*  
My appointment expires: *10-29-25*



**EXHIBIT "A"**  
Exceptions

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

Granted to: Puget Sound Power & Light Company  
Purpose: construction, maintenance and operation of a sub-station  
Recording Date: February 17, 1954  
Recording No.: 498287  
Affects: the exact location is undisclosed of record

Assignment of said Easement and the terms and conditions thereof:

Assignee: Delta Resources Incorporated  
Recording Date: June 7, 1988  
Recording No.: 8806070034

2. 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 Woolley, The HUB of Skagit County, Washington: .

Recording No: Volume 2, Page 92

3. 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 City of Sedro-Woolley Short Plat No. SW-01-91:

Recording No: 9112020107

4. Assessments, if any, levied by Sedro Woolley.
5. City, county or local improvement district assessments, if any.
6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

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

"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."