

202305310067

05/31/2023 01:13 PM Pages: 1 of 7 Fees: \$209.50  
Skagit County Auditor, WA

When recorded return to:  
Fei Song and Simon Zhu  
2566 22nd Ave NE  
Issaquah, WA 98029

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236701

May 31 2023

Amount Paid \$4805.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

**CHICAGO TITLE**  
**500142748**

Escrow No.: 500142748

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Sayyes Enterprises, 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 Fei Song and Simon Zhu, a married couple

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

LOT 3, PLAT OF "WILABELLE ESTATES" AS PER PLAT RECORDED OCTOBER 25, 2005 AS  
SKAGIT COUNTY AUDITOR'S FILE NO. 200510250130, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

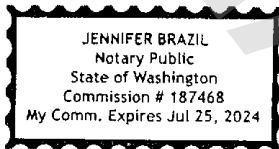
Tax Parcel Number(s): P123531 / 4873-000-003-000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)Dated: 5/25/23

Sayyes Enterprises, LLC

BY: [Signature]  
Chad Savage  
MemberState of WashingtonCounty of SkagitThis record was acknowledged before me on May 25, 2023 by Chad Savage as  
Member of Sayyes Enterprises, LLC.[Signature]  
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 7-25-2024

**EXHIBIT "A"**  
Exceptions

1. 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 Skagit County Short Plat No. 38-87:

Recording No: 8808180023

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 Willabelle Estates:

Recording No: 200510250130

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: September 16, 1988

Recording No.: 8809160022

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 24, 1989

Recording No.: 8908240023

4. 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: September 1, 1989

Recording No.: 8909010011

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 15, 1992  
Recording No.: 9201150084

5. 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: June 24, 1988  
Recording No.: 8806240029

6. 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:

Recording Date: September 16, 1988  
Recording No.: 8809160022

7. 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, together with necessary appurtenances  
Recording Date: December 11, 2000  
Recording No.: 200012110164  
Affects: A strip of land 10 feet wide

8. 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, together with necessary appurtenances  
Recording Date: December 11, 2000  
Recording No.: 200012110165  
Affects: A strip of land 10 feet wide

9. 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

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

permitted by applicable law, as set forth in the document

Recording Date: March 10, 2005  
Recording No.: 200503100130  
Executed By: Carlson Family Investments, a Washington General Partnership  
As Follows: Providing a well protection zone

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

In favor of: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances.  
Recording Date: October 10, 2005  
Recording No.: 200510100094  
Affects: A strip of land 10 feet wide

11. 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: October 25, 2005  
Recording No.: 200510250126  
Executed By: SAYYES Enterprises

12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: October 25, 2005  
Auditor's No(s): 200510250126  
Imposed By: SAYYES Enterprises

13. Terms, conditions, and restrictions of that instrument entitled Willabelle Water System - Water Users Agreement;

Recorded: October 25, 2005  
Auditor's No(s): 200510250127

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

In favor of: Skagit County  
Purpose: Protected Critical Area

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

Recording Date: October 25, 2005  
 Recording No.: 200510250128  
 Affects: As shown on the plat of Willabelle Estates

15. Mitigation Covenant including the terms, covenants and provisions thereof

Recording Date: August 17, 2006  
 Recording No.: 200608170098

16. Together with and subject to a Road Access Easement including the terms, covenants and provisions thereof

Recording Date: August 17, 2006  
 Recording No.: 200608170100

17. Together with and Subject to Road Access Easement including the terms, covenants and provisions thereof

Recording Date: August 17, 2006  
 Recording No.: 200608170101

18. 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.

19. 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

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

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

20. City, county or local improvement district assessments, if any.