

**POOR ORIGINAL**

202308240016  
08/24/2023 09:43 AM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor, WA

When recorded return to:  
Timothy Norman and Kelly A. Norman  
2146 Tilbury Lane  
Oak Harbor, WA 98277

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237793

Aug 24 2023

Amount Paid \$7493.00  
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**  
**500144688**

Escrow No.: 500144688

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jesse Sheldon, an unmarried person

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

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.)

Ptn. Lots 92 & 93, FIRST ADDN BIG LAKE WATER FRONT TRACTS

Tax Parcel Number(s): P62113 / 3863-000-093-0016

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

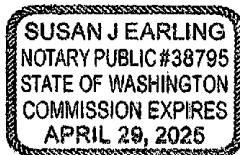
Dated: AUGUST 23, 2023

Jesse Sheldon  
Jesse Sheldon

State of WASHINGTON  
County of SNOHOMISH

This record was acknowledged before me on 8-23-2023 by Jesse Sheldon.

Susan J Earling  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 4-29-2025



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P62113 / 3863-000-093-0016

LOT 92 AND LOT 93, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE NORTHWESTERLY 76.00 FEET OF SAID LOT 92 AS MEASURED PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID LOT 92;

AND ALSO EXCEPT THAT PORTION OF THE SOUTHWESTERLY 60.00 FEET OF SAID LOT 92 AS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEEDS DATED OCTOBER 12, 1954 AND RECORDED MARCH 2, 1955, UNDER SKAGIT COUNTY RECORDING NO. 513938; AND DEED DATED MARCH 1, 1954 AND RECORDED MARCH 2, 1955 UNDER SKAGIT COUNTY RECORDING NO. 513937.

AND TOGETHER WITH A MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A 40.00 FOOT WIDE STRIP TO BE CENTERED ON THE EXISTING AS BUILT GRAVEL DRIVEWAY AS THE SAME EXISTED NOVEMBER 1, 1990. SAID EASEMENT TO BENEFIT SAID LOTS 92 AND 93, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
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 the Plat of First Addition Big Lake Water Front Tracts:

Recording No: Volume 4, Page 15

2. Rights of Day Lumber and their successors, if any, to build and maintain a dam across the outlet creek of Big Lake, together with rights to overflow and inundate the shoreline of Big Lake including the terms, covenants and provisions thereof

Recording Date: April 21, 1924  
Recording No.: 173578

3. 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: 8911060099

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

Granted to: Adjacent property owner  
Purpose: Ingress, egress and utilities  
Recording Date: January 29, 1991  
Recording No.: 9101290020

5. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: January 20, 1991  
Recording No.: 9101290020

6. Quit Claim Deed for mutual easement for ingress, egress and utilities including the terms, covenants and provisions thereof

Recording Date: July 3, 1991

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

Recording No.: 9107030070

7. Lot Certificate including the terms, covenants and provisions thereof

Recording Date: October 8, 2015

Recording No.: 201510080066

8. 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.: 201708240032

9. 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.

10. 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."

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