

202309180078

09/18/2023 03:33 PM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor, WA

**When recorded return to:**  
Andre Stegner and Rielly Davis  
23510 Molly Lane  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238117  
Sep 18 2023  
Amount Paid \$8085.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

**CHICAGO TITLE COMPANY**  
**620053616**

Escrow No.: 620053616

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Christopher A. Ossewaarde, Personal Representative of The Estate of Mark D Hessler

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Andre Stegner, an unmarried person and Rielly Davis, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 16, "BIG LAKE HEIGHTS" AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 118 THROUGH 120, INCLUSIVE, 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): P109290 / 4680-000-016-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 12, 2023

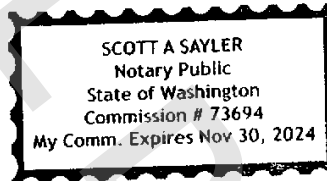
The Estate of Mark D Hessler

BY: PERSONAL REPRESENTATIVE  
Christopher A. Ossewaarde  
Personal Representative

State of Washington  
County of Snohomish

This record was acknowledged before me on September 18, 2023 by Christopher A. Ossewaarde, as Personal Representative of The Estate of Mark D Hessler.

Scott A. Saylor  
(Signature of notary public)  
Notary Public in and for the State of WA.  
My appointment expires: 11/30/24



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: January 26, 1979  
Auditor's No.: 895468, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Sanitary sewers  
Affects: An undisclosed portion of said plat
  
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: July 23, 1991  
Auditor's No.: 9107230021, records of Skagit County, Washington  
In favor of: Alamo Limited Partnership  
For: Ingress, egress and utilities  
Affects: Exact location and extent of easement is undisclosed of record
  
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 14, 1995  
Auditor's No.: 9508140065, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Constructing extensions to the sewer system  
Affects: Exact location and extent of easement is undisclosed of record
  
4. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: July 17, 1996  
Auditor's No.: 9607170042, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2, a Municipal corporation of Skagit County  
For: A perpetual right-of-way or easement for sewer mains  
Affects: Portion of Big Lake Heights
  
5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: July 17, 1996  
Auditor's No.: 9607170043, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2, a Municipal corporation of Skagit County  
For: A perpetual right-of-way or easement for sewer mains  
Affects: Portion of Big Lake Heights
  
6. Agreement, including the terms and conditions thereof; entered into;  
By: John F. Collins  
And Between: Skagit County Sewer District No. 2  
Recorded: June 18, 1981

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

- Auditor's No.: 8106180032, records of Skagit County, Washington  
Providing: Terms and conditions of sewer hook-up and usage
7. Agreement, including the terms and conditions thereof; entered into;  
Between: Ralph Schuck and Skagit County Sewer District No. 2  
Recorded: August 14, 1995  
Auditor's No.: 9508140065, records of Skagit County, Washington  
Providing: Extension of sewer mains
8. Terms and conditions of that Variance;  
Recorded: July 17, 1996  
Auditor's No.: 9607170037, records of Skagit County, Washington  
Variance No.: FPT 93-012
9. Terms and conditions of that Variance;  
Recorded: July 10, 1995  
Auditor's No.: 9507100104, records of Skagit County, Washington  
Variance No.: SHL 95-020
10. 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 BIG LAKE HEIGHTS:  
  
Recording No: 9608060054
11. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: December 12, 2013  
Recording No.: 201312120049  
Matters shown: Possible encroachment of fence line along the South line of said premises
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

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

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."

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.