

When recorded return to:

WOLF CONTRACTING LLC
821 Northview Street
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242540

Oct 11 2024

Amount Paid \$4565.00

Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Adam Pearson and Chelsea Pearson, husband and wife, 17425 Mallard Cove Lane, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to WOLF CONTRACTING LLC, a Washington Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
TRACTS 41-44, BIG LAKE WATER FRONT TRACTS

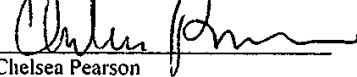
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P62024

Dated: 10/11/24



Adam Pearson



Chelsea Pearson

Statutory Warranty Deed
LPB 10-05

Order No.: 24-22002-KH

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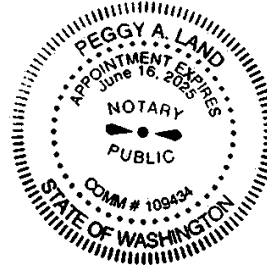
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 11 day of October, 2024 by Adam Pearson and Chelsea Pearson.

Peggy A. Land
Signature

Notary
Title

My commission expires: June 16, 2025



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 18315 Majestic Ridge Lane, Mount Vernon, WA 98274
Tax Parcel Number(s): P62024

Property Description:

TRACTS 41 TO 44 INCLUSIVE, BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THOSE PORTIONS CONVEYED TO SKAGIT COUNTY FOR H.C. PETERS ROAD NO. 263 EXTENSION, BY DEEDS RECORDED OCTOBER 5, 1920, MAY 19, 1947 AND SEPTEMBER 9, 1947 UNDER AUDITOR'S FILE NUMBERS 145101, 404833, AND 408561, RESPECTIVELY RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO EXCEPT THAT PORTION OF TRACT 41, IF ANY, LYING NORTH OF THE NORTH LINE OF WEST BIG LAKE BOULEVARD.

TOGETHER WITH THAT PORTION OF GARDEN DRIVE, VACATED ON APRIL 4, 1949 IN COMMISSIONERS FILE NO. 8138, WHICH BY LAW HAS REVERTED TO SAID PREMISES. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT B

24-22002-KH

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON recorded on November 10, 1913 as Auditor's File No. 95061 (Vol. 4 of Plats, Page 12).

10. Lot certification, including the terms and conditions thereof, recorded on August 31, 2005 as Auditor's File No. 200508310008. Reference to the record being made for full particulars. The company makes no determination as to its affects.

11. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on March 19, 2021 as Auditor's File No. 202103190124 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SURVEY recorded on July 23, 2021 as Auditor's File No. 202107230159.

13. Regulatory notice/agreement regarding Protected Critical Area Site Plan that may include covenants, conditions and restrictions affecting the subject property, recorded on September 15, 2021 as Auditor's File No. 202109150002 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

14. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Creek (disclosed in AF No. 202109150002).

15. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

16. Regulatory notice/agreement regarding Operation-Maintenance & Monitoring Requirement for Proprietary Onsite Sewage Systems that may include covenants, conditions and restrictions affecting the subject property, recorded on August 19, 2022 as Auditor's File No. 202208190012 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement

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may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

17. Regulatory notice/agreement regarding Accessory Dwelling Unit that may include covenants, conditions and restrictions affecting the subject property, recorded on May 9, 2024 as Auditor's File No. 202405090062 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.