

When recorded return to:
BRONSON E. LAMB, III
PAULA NORVILLE LAMB
1500 LOWE AVENUE
BELLINGHAM, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242560
Oct 15 2024
Amount Paid \$4405.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

Order No.: W-211580

Title Order No.: W-211580

4 pgs 2136442T
THE GRANTOR(S)

JOAN FRAZIER, a married woman as her separate estate

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

BRONSON E. LAMB, III and PAULA NORVILLE LAMB, Trustees of the BRONSON AND PAULA LAMB LIVING TRUST dated June 29, 2015

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

LOT 7, "SINCLAIR ISLE TRACTS DIVISION 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS AT PAGE 61, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

See Exhibit A attached hereto for Special Exceptions.

Tax Parcel No(s): 4007-000-007-0008/P69388

Dated: 10/15/24

Joan Frazier
JOAN FRAZIER

STATE OF WASHINGTON }
COUNTY OF WHATCOM} SS:

I certify that I know or have satisfactory evidence that JOAN FRAZIER the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: The 15th day of October, 2024

Deanna L. Handley
Notary Public in and for the State of Washington
Residing at Bellingham

My appointment expires: 10-18-25

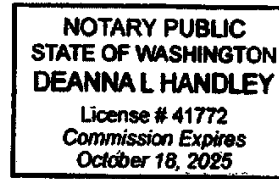


EXHIBIT A**SPECIAL EXCEPTIONS**

1. Any question that may arise as to the location of the lateral boundaries of the tidelands or shorelands described herein.
2. Any prohibition or limitation on the use, occupancy or improvements of the Land resulting from the rights of the public or riparian owners to use any portion which is now or has formerly been covered by water.
3. Rights and easements for commerce, navigation and fisheries.
4. The right of use, control, or regulation by the United States of America in exercise of power over navigation.
5. Any lien or liens that may arise or be created in consequence of or pursuant to an Act of the legislature of the State of Washington entitled "An Act prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State", approved March 9, 1893. Affects: Tidelands described herein American Land Title Association Commitment for Title Insurance 2021 v. 01.00 (07-01-2021) This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form. Copyright 2021 American Land Title Association. All rights reserved. The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association. Page 8 of 11
6. 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.
7. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 616552 , in Volume 80 of Deeds, page 312, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry. (Affects tidelands only) Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above. (Affects tidelands only)
8. EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: In Favor Of: Sinclair Association For: Numerous purposes Recorded: October 1, 1981 Auditor's No.: 8110010070

9. Rights of the United States and the State of Washington for fishery, commerce and navigation in lands adjoining water, including treaty rights of any Native American Tribe of Band.
10. Matters disclosed and/or delineated on the face of Sinclair Isle, Tracts Div. 1, under Auditor's File No. 643090 , including but not limited to the following: "The cost of constructing and maintaining all roads, street and alleys within this Plat and all access roads to this plat shall be the obligation of all the owners of the lots of the plat and of any additional plats that may be served by these roads, street and alleys. In the event that the owners of any of these lots of this plat or any additional plats shall petition the County Commissioners to include these roads in the County road system, it is hereafter agreed by said lot owners that the roads involved shall first be built to prevailing County standards and to the County Engineer's approval by said lot owners.

END OF SPECIAL EXCEPTIONS