

When recorded return to:
David T. West and Angel M. West
7620 Windsong Lane
Sedro Woolley, WA 98284



201507240095

Skagit County Auditor

\$76.00

7/24/2015 Page

1 of

5 3:33PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024528

CHICAGO TITLE

620024528

STATUTORY WARRANTY DEED

THE GRANTOR(S) Phillip A. Del Nagro, An unmarried person as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to David T. West and Angel M. West, a married couple

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

Lot 1, PLAT OF WINDSONG RANCH ESTATES, as per plat recorded on April 9, 2008, under
Auditor's File No. 200804090083, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P127533 / 4953-000-001-0000

Subject to:

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

Dated: July 21, 2015

Phillip A. Del Nagro

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152401

JUL 24 2015

Amount Paid \$ 5309.40

Skagit Co. Treasurer

By Deputy

STATUTORY WARRANTY DEED

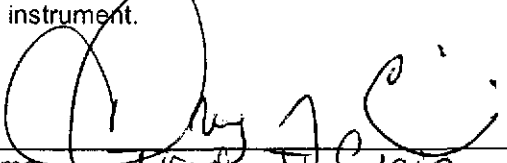
(continued)

State of Washington
County of Skye

I certify that I know or have satisfactory evidence that

Phillip A Del Negro
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-23-15


Name: Trudy J. Crain
Notary Public in and for the State of _____
Residing at: Orly St
My appointment expires: 1-19-19

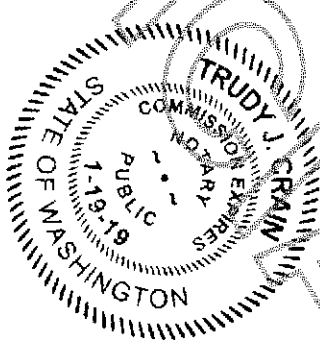


EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 18, 1955
Auditor's No(s).: 527377, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of the Northeast Quarter of the Southeast Quarter
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 31, 1984
Auditor's No(s).: 8407310027, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of the North Half of the Northeast Quarter of the Southeast Quarter
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 21, 1985
Auditor's No(s).: 8501210006, records of Skagit County, Washington
In favor of: Donald L. Bradley
For: Ingress, egress and utilities
Affects: A portion of the Northeast Quarter of the Southeast Quarter
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 25, 1989
Auditor's No(s).: 8904250008, records of Skagit County, Washington
In favor of: Water District No. 1
For: Pipe lines and appurtenances
Affects: A portion of the Northeast Quarter of the Southeast Quarter

We note a Revocation of said easement recorded July 7, 1989, under Auditor's File No. 8907070063, records of Skagit County, Washington, executed by Philip E. Zeidner and Kathryn J. Zeidner, husband and wife.
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 16, 1993
Auditor's No(s).: 9306160097, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of the Northeast Quarter of the Southeast Quarter
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 28, 1993
Auditor's No(s).: 9310280159, records of Skagit County, Washington
In favor of: Donald J. Dando and Amy M. Dando, husband and wife
For: Common Drive
Affects: A portion of the Northeast Quarter of the Southeast Quarter
7. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: October 22, 1917
Auditor's No.: 121746, records of Skagit County, Washington
Executed By: David Tozer Company, a corporation of Minnesota
Affects: The South Half of the Northeast Quarter
As Follows: Any and all minerals or mining rights which have been heretofore reserved or excepted from any conveyance of any of said lands by any of the grantors in any of the deeds now of record in the office of the County Clerk and Recorder of said Skagit County, under which the said party of the first part claims

EXHIBIT "A"

Exceptions (continued)

- title to any of the lands above described.
Affects: The South Half of the Northeast Quarter
8. Agreement, including the terms and conditions thereof; entered into;
By: Philip E. Zeidner, M.D. Trustee for the Retirement Trust for the benefit of Philip E. Zeidner, M.D. wwi Katy Zeidner
And Between: Donald J. Dando and Amy M. Dando, husband and wife
Recorded: May 26, 1983
Auditor's No.: 8305260009, records of Skagit County, Washington
Providing: The location of the boundary between the properties of the above parties is not the fence
9. Agreement, including the terms and conditions thereof; entered into;
By: Philip E. Zeidner, M.D. individually and as Trustee for the Retirement Trust for the benefit of Philip Zeidner, M.D. wwi Katy Zeidner
And Between: Donald J. Dando and Amy M. Dando, husband and wife
Recorded: October 28, 1993
Auditor's No.: 9310280159, records of Skagit County, Washington
Providing: Common Drive
10. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 17, 2006
Auditor's No.: 200607170159, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Underground electric system, together with necessary appurtenances
11. Terms and conditions set forth in Skagit County Variance No. PP 05-0457;
Recorded: December 1, 2005
Auditor's No(s): 200512140138, records of Skagit County, Washington
12. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: April 28, 2005
Auditor's No(s): 200504280008, records of Skagit County, Washington

Said document being a re-recording of Auditor's File No. 200502160067
13. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 28, 1983
Recording No.: 8307280021
Matters shown: Fence
Affects: Lot 13 Windsong Ranch Estates only
14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 WINDSONG RANCH ESTATES:

Recording No: 200804090083
15. Plat Lot of Record Certification

Recording Date: April 9, 2008
Recording No.: 200804090084
Affects: Lots 1-13 of Plat of WindSong Ranch
16. Operation and Maintenance Manual For the Stormwater Collection System and Detention System and the terms and conditions thereof

Recording Date: April 9, 2008
Recording No.: 200804090085

EXHIBIT "A"

Exceptions
(continued)

17. Natural Resource Land Easement Agreement and the terms and conditions thereof

Recording Date: April 9, 2008
Recording No.: 200804090086

18. 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, 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 in the document

Recording Date: April 9, 2008
Recording No.: 200804090088

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

20. Assessments, if any, levied by Windsong Ranch Estates Homeowner's Association.