

When recorded return to:

Ryan J. Brisson
22905 Apple Lane
Sedro Woolley, WA 98284



201601290111
Skagit County Auditor
1/29/2016 Page 1 of 5 2:57PM \$77.00

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025984

CHICAGO TITLE
620025984

STATUTORY WARRANTY DEED

THE GRANTOR(S) North Pinelli Associates, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Ryan J. Brisson, an unmarried man
and Kalie S. Kelley , an unmarried woman

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

Lot 8, 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): P127540 / 4953-000-008-0000,

Subject to:

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

Dated: January 21, 2016

North Pinelli Associates, LLC

BY:

Lester L. Francis
Member

2016311
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 29 2016

Amount Paid \$ 1963.00
Skagit Co. Treasurer
By MF Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Lester L. Francis is/are the person(s) who appeared before me, and said person acknowledged that ~~(he/she/they)~~ signed this instrument, on oath stated that ~~(he/she/they)~~ was authorized to execute the instrument and acknowledged it as the Member of North Pinelli Associates, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/21/16

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Naselle, WA
My appointment expires: 10/1/2019

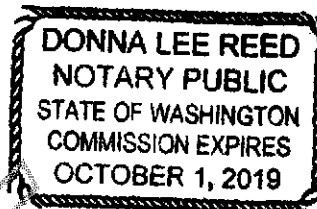


EXHIBIT "A"
Exceptions

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): 200512140158, 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. Open Space Protected Area Easement Agreement and the terms and conditions thereof
Recording Date: April 9, 2008
Recording No.: 200804090087
19. 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
20. City, county or local improvement district assessments, if any.
21. Assessments, if any, levied by Windsong Ranch Estates Homeowner's Association.