

When recorded return to:

Scott R. Bellis  
503 Diablo Street  
Rockport, WA 98283



Skagit County Auditor

2/21/2017 Page

1 of

6 1:25PM

\$78.00

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620029493

**CHICAGO TITLE**

620029493

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2017065

FEB 21 2017

Amount Paid \$ 1998.<sup>60</sup>

Skagit Co. Treasurer

By *mm* Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) North Pinelli Assoc 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 Scott R. Bellis, an unmarried person

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

Lot 3, 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): P127535/ 4953-000-003-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 13, 2017

North Pinelli Assoc LLC

BY: [Signature]  
Lester Francis  
Member

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Lester L. Francis and John Janicki<sup>KAF</sup> are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member and Member, respectively, of North Pinelli Assoc LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 21, 2017

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish co  
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 9-01-2018

**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

## EXHIBIT "A"

### Exceptions (continued)

- 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 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

## EXHIBIT "A"

### Exceptions (continued)

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
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

## EXHIBIT "A"

### Exceptions (continued)

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.