

**AFTER RECORDING MAIL TO:**

Ling & Liang PLLC  
671 S. Jackson St. Suite 201  
Seattle, WA 98104

**Grantors:** WESLEY A. WYNN II AND TERESA R. WYNN, HUSBAND AND WIFE  
AND JOSEF GRANT BLUECHEL AND RENEE GRANT BLUECHEL,  
HUSBAND AND WIFE

**Grantee:** 13 MADRONA ESTATES, LLC

**Abbreviated Legal Description:** LOT 13, MADRONA ESTATES, RECORDED IN  
VOLUME 8 OF PLATS, PAGE 46, RECORDS OF SKAGIT COUNTY, WASHINGTON

**QUIT CLAIM DEED**

THE GRANTORS, WESLEY A. WYNN II AND TERESA R. WYNN, HUSBAND  
AND WIFE AND JOSEF GRANT BLUECHEL AND RENEE GRANT BLUECHEL,  
HUSBAND AND WIFE convey and quit claim their entire interest in the following described real  
estate, including any after acquired title to GRANTEE, 13 MADRONA ESTATES, LLC:

LOT 13, "PLAT OF MADRONA ESTATES ON STRAWBERRY BAY,  
CYPRESS ISLAND, SKAGIT COUNTY, WASHINGTON". AS PER PLAT  
RECORDED IN VOLUME 8 OF PLATS, PAGES 46, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A"  
AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY  
INCORPORATED HEREIN.

Assessor's Property Tax Parcel Account Number(s) 3949-000-013-0003 (P67327)

SITUATE in the County of Skagit, State of Washington

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20191018  
MAR 22 2019

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *Mmm* Deputy

EXHIBIT A

ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND  
OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Madrona Estates on Strawberry Bay - Cypress Island  
Recorded: January 28, 1963  
Auditor's No.: 631427

PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT  
OMITTING RESTRICTIONS, IF ANY. BASED ON RACE, COLOR, RELIGION OR  
NATIONAL ORIGIN:

Recorded: February 26, 1963  
Auditor's No.: March 14, 1963  
Executed By: 633222

MATTERS INCLUDED IN VARIOUS INSTRUMENTS OF RECORD AS FOLLOWS:

"SUBJECT FURTHER to the right to drain all streets over and across any lot or lots where water  
might take a natural course after the grading of streets."

See Auditor's File No. 710133.

PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT  
OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR  
NATIONAL ORIGIN:

Dated: March 10, 2005  
Recorded: March 10, 2005  
Auditor's No.: 200503100141  
Executed By: Madrona Community, Inc.

REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,  
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: December 6, 1994  
Auditor's No.: 9412060001  
Regarding: Sand Filter System

Dated this 18 day of December, 2018.

Wesley A. Wynn II  
WESLEY A. WYNN II

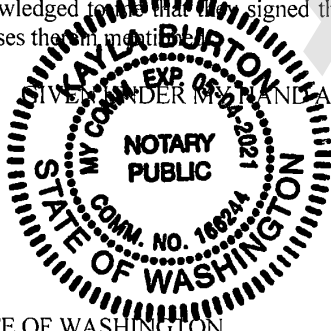
Teresa R. Wynn  
TERESA R. WYNN

Josef Grant Bluechel  
JOSEF GRANT BLUECHEL

Renee Grant Bluechel  
RENEE GRANT BLUECHEL

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Pierce )

On this day personally appeared before me WESLEY A. WYNN II and TERESA R. WYNN, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.



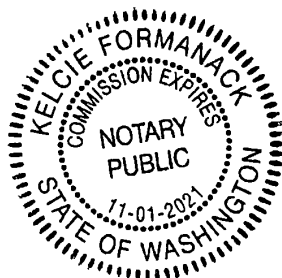
GIVEN UNDER MY HAND AND OFFICIAL SEAL this 18 day of December, 2018.

Kayla Burton  
Print Name: Kayla Burton  
NOTARY PUBLIC in and for the State  
of Washington, residing at Pierce County.  
Commission expires: 05/04/2021

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF King )

On this day personally appeared before me JOSEF GRANT BLUECHEL and RENEE GRANT BLUECHEL, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 26th day of December, 2018.



Kelcie Formanack  
Print Name: Kelcie Formanack  
NOTARY PUBLIC in and for the State  
of Washington, residing at Shoreline, WA.  
Commission expires: 11/01/2021