When recorded return to: Zachary J. Mason and Eva H. Mason PO Box 804 Sedro Woolley, WA 98284

201906250060

06/25/2019 03:36 PM Pages: 1 of 7 Fees: \$105.00 Skagit County Auditor

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620038100

CHICAGO TITLE

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 Zachary J. Mason and Eva H. Mason, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 2, "PLAT OF WINDSONG RANCH ESTATES," AS PER PLAT RECORDED ON APRIL 9,
2008, UNDER AUDITOR'S FILE NO. 200804090083, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P127534 / 4953-000-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20192555 JUN 25 2019

Amount Paid \$ 2007. 50 Skagit Co. Treasurer By Marn Deputy

STATUTORY WARRANTY DEED

(continued)

North Pinelli Associates, HLC
BY: Lester Francis
Member

State of Staget
I certify that I know or have satisfactory evidence that 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: Le 14 19

Notary Public in and for the State of LTM (he/she/they) My appointment expires: O (112019)



Exceptions

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

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 if 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

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

 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.: Matters shown: 8307280021 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

Plat Lot of Record Certification

Recording Date: A

April 9, 2008

Recording No.:

200804090084

Affects:

15.

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

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 21. City, county or local improvement district assessments, if any.
- 22. Assessments, if any, levied by Windsong Ranch Estates Homeowners Association.

Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14 Page 1 of 1

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

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The follow	ing is part of the Purchase and S	ale Agreement dated	May 05, 2019	
between	Zachary J Mason	Eva H Mason		("Buyer"
	Buyer	Buyer		
and	North Pinelli Assoc LLC			("Seller"
	Seller	Seller		(
concerning	7469 Windsong Lane	Sedro Woolley	WA 98284	(the "Property"
	Address	City	State Zip	(\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Buver is a	aware that the Property may b	e subject to the Skao	it County Right-te	o-Manage Natural

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentissen Zachary J Masen	05/05/2019	fif nor	ris 5/6/19
602997 :00:11 PM PDT	Date	Seller	Date
Eva H Mason	05/05/2019		
Saryer 7:03:19 PM PDT	Date	Seller	Date