

**When recorded return to:**  
Judy Foster and John Pickett  
P.O Box 2157  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038699

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3366

Aug 09 2019

Amount Paid \$5345.00

Skagit County Treasurer

By Marissa Guerrero Deputy

**CHICAGO TITLE**  
**620038699**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Johnkheer Lake Property 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 Judy Foster and John Pickett, a married couple

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

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

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

Tr 3 of Big Lake Waterfront Tracts, X SEly 90 feet

and Ptn Gov Lot 4 in 36-34-4 (md)

Tax Parcel Number(s): P29935/340436-3-058-0021, P109147/3862-000-003-0400

Subject to:

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

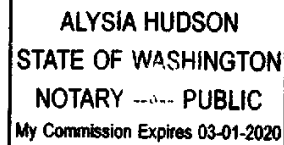
**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 8, 2019

Johnkheer Lake Property LLC

BY: Theodore Jonkheer  
Sole MemberState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Theodore Jonkheer is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Sole Member of Johnkheer Lake Property LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 8, 2019Name: Alysia HudsonNotary Public in and for the State of WashingtonResiding at: Arlington, WAMy appointment expires: 03-01-2020

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P29935/340436-3-058-0021 and P109147/3862-000-003-0400**

---

**PARCEL A:**

Tract 3 of Big Lake Waterfront Tracts, Skagit County, Washington, as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County.

Except the Southeasterly 90 feet thereof.

**PARCEL B:**

The Southeasterly 40 feet of that portion of Government Lot 4 in Section 36, Township 34 North, Range 4 East of the Willamette Meridian, lying Easterly of Big Lake Boulevard and Northwesterly of the Northwesterly line of Tract 3 of Big Lake Waterfront Tracts, Skagit County, Washington, as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2, a municipal corporation  
Purpose: Sewer easement  
Recording Date: June 26, 1979  
Recording No.: 7906260022

Said instrument is a re-record of instrument recorded under recording number 7906130042.

3. Special Use Permit

Recording Date: June 24, 1986  
Recording No.: 8606240016

4. Resolution of the Commission of Public Utility District No. 1 of Skagit County

Recording Date: October 14, 1994  
Recording No.: 9410140045

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey:

Recording No: 200810100123

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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

**EXHIBIT "B"**

Exceptions  
(continued)

Survey:

Recording No: 200912010061

7. Skagit County Planning & Development Services Lot of Record Certification  
Recording Date: June 5, 2019  
Recording No.: 201906050039
8. Assessments, if any, levied by Big Lake Sewer District No. 12.
9. City, county or local improvement district assessments, if any.
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 28, 2019

between Judy Foster John Pickett ("Buyer")  
Buyer Buyer  
and Johnkheer Lake Property LLC ("Seller")  
Seller Seller  
concerning XXX West Big Lake Blvd Mount Vernon WA 98274 (the "Property")  
Address City State Zip

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.

Authentication  
J. Foster 05/29/2019  
Buyer 11:25:08 AM PDT Date

Johnkheer Lake Property LLC 05/29/2019  
Seller Date

Authentication  
John Pickett 05/29/2019  
Buyer 11:21:03 AM PDT Date

Seller Date