

**When recorded return to:**  
Steven M. Scruggs and Cynthia Scruggs  
15158 Channel Drive  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5605

Dec 27 2019

Amount Paid \$5790.00  
Skagit County Treasurer  
By Marilyn Martich Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620040775

**CHICAGO TITLE**

620040775

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Westview Waterfront 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 Steven M. Scruggs and Cynthia Scruggs, 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.)

Lot(s): 2, SKAGIT COUNTY SHORT PLAT NO. PL07-0646 and Ptn. NW SW and G.L. 1,  
16-34-02E, W.M.

Tax Parcel Number(s): P130448 / 340215-3-001-0204, P131871 / 340216-0-001-2017

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 20, 2019

Westview Waterfront LLC

BY: 

Christopher L. Sahlin  
Manager

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Christopher L. Sahlin 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 Manager of Westview Waterfront LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

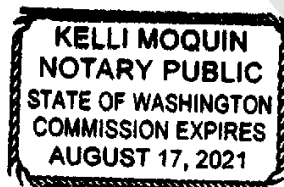
Dated: 12/27/2019

Name: Kelli Moquin

Notary Public in and for the State of WA

Residing at: Blaine

My appointment expires: 08/17/2021



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P130448 / 340215-3-001-0204 and P131871 / 340216-0-001-2017**

That portion of the Northwest quarter of the Southwest quarter of Section 15 and of Government Lot 1 in Section 16 Township 34 North Range 2 East of Willamette Meridian more particularly described as follows:

Commencing at the West quarter corner of said Section 15; thence North 89° 51' 47" East 553.09 feet to a point on the Northwestern right of way of Snee-oosh Road; thence South 28° 36' 03" West 617.93 feet along said right of way line to the true point of beginning; thence continuing South 28° 36' 03" West along said right-of-way 452.61 feet; thence South 89° 41' 03" West 602.46 feet more or less to the line of ordinary high water of Similk Bay; thence Northeasterly along the line of ordinary high water to a point which bears South 89° 41' 03" West of the true point of beginning; thence North 89° 41' 03" East, 676.69 feet more or less to the true point of beginning.

Also known as Parcel A-2 of Boundary Line Adjustment Survey recorded Under Auditor's File No. 201404090046.

Situated in the Skagit County, Washington.

**EXHIBIT "B"****Exceptions**

1. Exceptions, reservations and recitals contained in the Instrument as set forth below:

Grantor: John Edge and Ellen Edge, his wife, noncompetent Swinomish Indians  
Recording Date: April 5, 1921  
Recording No.: 148972

Said document provides for, among other things, the following:

There is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by authority of the United States

2. Exceptions, reservations and recitals contained in the Instrument as set forth below:

Grantor: John LaHelma or Jerry Willup and Mary Willup, husband and wife of  
Swinomish Indian Reservation, Washington, noncompetent Skagit  
Indians  
Recording No.: 236228

Said document provides for, among other things, the following:

And there is reserved from the lands hereby granted a right of way thereon for ditches and canals constructed by authority of the United States

3. Exceptions, reservations and recitals contained in the Instrument as set forth below:

Grantor: Alexis Edge, unallotted Swinomish, a single man  
Recording Date: May 19, 1960  
Recording No.: 596724

Said document provides for, among other things, the following:

Excepting and reserving unto the grantor, his heirs and assigns 100% of all minerals, including oil and gas, together with the right to prospect for, mine and remove same

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

Granted to: Cascade Natural Gas Corporation, a Washington Corporation  
Purpose: Gas Pipeline  
Recording Date: September 14, 1988  
Recording No.: 8809140036  
Affects: Undisclosed portion of said premises, as constructed

5. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: June 11, 2007

**EXHIBIT "B"****Exceptions  
(continued)**

Recording No.: 200706110195

6. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: June 11, 2007  
Recording No.: 200706110194

7. 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.

8. 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 SKAGIT COUNTY SHORT PLAT NO. PL07-0646 (SNEE-OOSH SHORT PLAT):

Recording No: 201012150048  
Amended by: 201012280128

9. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: December 15, 2010  
Recording No.: 201012150049

10. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: April 9, 2014  
Recording No.: 201404090041

Recording Date: April 9, 2014  
Recording No.: 201404090042

Recording Date: April 9, 2014  
Recording No.: 201404090043

11. Access and Recreational Use Easement including the terms, covenants and provisions thereof

**EXHIBIT "B"**

Exceptions  
(continued)

Recording Date: April 9, 2014  
Recording No.: 201404090044

12. Protected Critical Area Easement including the terms, covenants and provisions thereof

Recording Date: April 9, 2014  
Recording No.: 201404090045

13. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: April 9, 2014  
Recording No.: 201404090046

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

15. City, county or local improvement district assessments, if any.

16. Assessments, if any, levied by Swinomish Tribal Community.

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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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 9, 2019

between Steven M. Scruggs Cynthia Scruggs ("Buyer")  
and Westview Waterfront, LLC ("Seller")  
concerning 2 Sase Oosh Rd La Crosse WA 98257 (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.

Steven M. Scruggs 12/14/2019  
Buyer Date

Authorized Christopher Sahlin 11/12/2019  
Date  
11/12/2019 11:06:07 AM PST

Cynthia W. Scruggs 11/12/19  
Buyer Date

Seller Date