

When recorded return to:
C Wesley and Jeanie Richards
8124 Avery Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5660

Dec 31 2019

Amount Paid \$2007.50

Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 500093431

CHICAGO TITLE

500093431

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 C Wesley Richards and Jeanie M Richards, 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 10 Windsong Ranch Estates

Tax Parcel Number(s): P127542

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 16, 2019

North Pinelli Associates, LLC

BY: [Signature]
Lester Francis
ManagerState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lester Francis 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 North Pinelli Associates, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

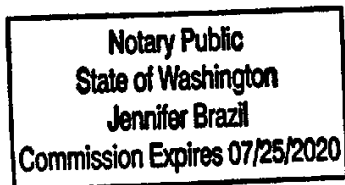
Dated: 12/17/19[Signature]
Name: Jennifer BrazilNotary Public in and for the State of WAResiding at: Skagit CountyMy appointment expires: 7-25-2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P127542

Lot 10, 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.

EXHIBIT "B"

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 "B"**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

EXHIBIT "B"**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 "B"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 Homeowner's Association.