



202002140037

02/14/2020 11:05 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

James D. Wilkinson and Shirley L. Wilkinson
1377 Alger Cain Lake Road
Sedro-Woolley, WA 98284

STATUTORY WARRANTY DEED

20-4274

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Tide Water Builders LLC, a Washington Limited Liability Company, 19837 Aloha Lane,
Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to James D. Wilkinson and Shirley L. Wilkinson, ~~husband and wife~~
a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Section 8, Township 36 North, Range 4 East - NE SW (aka Lot 1, SHORT CARD NO. PL18-0297)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P49092 & 360408-0-003-0003

Dated: 2-12-2020

Tide Water Builders LLC, a Washington Limited Liability Company

By: [Signature]
Jason Mack, Sole Proprietor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20205506
FEB 14 2020
Amount Paid \$ 951.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jason Mack 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 the Sole Proprietor of Tide Water Builders LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 14 day of February, 2020

[Handwritten Signature]
Signature

Notary
Title

My appointment expires: 1-7-23

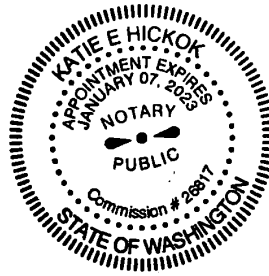


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1377 Alger Cain Lake Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P49092 & 360408-0-003-0003

Property Description:

Lot 1, SKAGIT COUNTY SHORT CARD NO. PL18-0297, Recorded December 20, 2018 under Skagit County Auditor's File No. 201812200074, being a portion of Section 8, Township 36 North, Range 4 East, W.M. Records of Skagit County, Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4274-KH

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EXHIBIT B

20-4274-KH

1. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Clair W. Smith and Esther E. Smith
Dated: July 15, 1947
Recorded: July 24, 1947
Auditor's No: 406965
For: Right-of-Way
Affects: Portion of subject property

2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded May 10, 1949, as Auditor's File No. 431257.
3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 20, 1950, as Auditor's File No. 447278.
4. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded October 8, 1963, as Auditor's File No. 641730.
5. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

6. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington, acting by and through the Department of Natural Resources
Dated: September 2, 2008
Recorded: September 15, 2008
Auditor's No.: 200809150113
Purpose: Implement the goals of the Forest Practices Salmon Recovery Act

7. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Skagit County Short Card No. PL-18-0297 recorded December 20, 2018 as Auditor's File No. 201812200074.

8. Easement, affecting a portion of subject property for the purpose of Protected Critical Area Easement including terms and provisions thereof granted to Skagit County recorded December 20, 2018 as Auditor's File No. 201812200075

9. Lot certification, including the terms and conditions thereof, recorded December 20, 2018 as Auditor's File No. 201812200078. Reference to the record being made for full particulars. The company makes no determination as to its affects.

10. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded December 20, 2018 as Auditor's File No. 201812200077

Statutory Warranty Deed
LPB 10-05

11. Regulatory notice/agreement regarding Operation-Maintenance and Monitoring Requirement for Proprietary onsite sewage systems that may include covenants, conditions and restrictions affecting the subject property, recorded February 20, 2019 as Auditor's File No. 201902200069 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

12. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded August 15, 2019, as Auditor's File No. 201908150060.