

When recorded return to:

Robert L. Turgeon and Kate M. Lawler
P.O. Box 1713
Taos, NM 87571

STATUTORY WARRANTY DEED 20-4353

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) BIRDSVIEW ESTATES LLC, a Washington limited liability company, 848 Bella Vista Lane, Burlington, WA 98233,

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

in hand paid, conveys, and warrants to Robert L. Turgeon, a single man and Kate M. Lawler, a single woman

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:
Lot 6, BIRDSVIEW ESTATES

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): P130274 & 4997-000-006-0000

Dated: 2/19/2020

Birdsview Estates LLC, a Washington Limited Liability Company

By: [Signature]
Dan Madlung, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020177
FEB 28 2020

Amount Paid \$ 2005.00
Skagit Co. Treasurer
By [Signature] Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4353-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Dan Madlung 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 Managing Member of Birdview Estates LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 19 day of February, 2020

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021

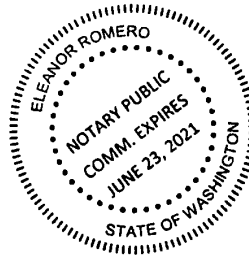


EXHIBIT "A"
Property Description

Closing Date: February 28, 2020

Buyer(s): Robert L. Turgeon and Kate M. Lawler

Property Address: NHN Fieldstone Court, Sedro Woolley, WA 98284

PROPERTY DESCRIPTION:

Lot 6, "BIRDSVIEW ESTATES" as per plat thereof recorded June 10, 2010 under Auditor's File No. 201006100097, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over Lot 5, "BIRDSVIEW ESTATE" as described in Warranty Deed recorded February 21, 2020, under Auditor's File No. 202002210086, records of Skagit County, Washington.

EXHIBIT B

20-4353-KH

1. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: January 23, 1925

Recorded: April 24, 1925

Auditor's No.: 183088

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

Location: The centerline of each of said transmission lines shall be parallel with and not more than 25 feet distant on each side, from a principal centerline described as follows, to-wit:

Beginning at a point on the West line of Section 17, Township 35 North, Range 7 East, W.M., which point is 2256.71 feet, more or less, North of the Southwest corner of the Northwest 1/4 of said Section; thence running North 87 degrees 56' East, a distance of 4525.42 feet; thence North 70 degrees 42' 30" East, a distance of 650.8 feet to a point on the North line of said Section, which point is 59.25 feet, more or less, West of the Northeast corner of said Section. All as now surveyed, staked, laid out and to be constructed.

Consent to Use to Birdsvew Estates LLC recorded November 8, 2006 under Auditor's File No. 200611080113.

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: April 2, 2007

Recorded: April 9, 2007

Auditor's No.: 200704090170

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected: Portion of the subject property

3. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: June 10, 2010

Auditor's No.: 201006100100

4. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Birdsvew Estates LLC (c/o Dan Madlung)

Recorded: April 9, 2008

Auditor's No.: 200804090065

Regarding: Decision/Recommendation on Variance/Preliminary Plat Application VA07-0931/PL96-0065

Statutory Warranty Deed
LPB 10-05

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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.

5. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Birdsvew Estates

Recorded: June 10, 2010

Auditor's No.: 201006100097

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

6. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: June 10, 2010

Auditor's No.: 201006100098

Executed By: Birdsvew Estates, LLC

7. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: June 10, 2010

Auditor's No.: 201006100099

Regarding: Stormwater Collection System

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.

8. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: June 10, 2010

Auditor's No.: 201006100101

Regarding: Protected Critical Area Agreement

Statutory Warranty Deed
LPB 10-05

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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.

9. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of 15' drainage easement, in favor of Brian Fritz, recorded October 11, 2019 as Auditor's File No. 201910110066.