

**When recorded return to:**

Christine Airey Oppy and Christopher M. Oppy  
1401 E Gateway Heights Loop  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1347

Apr 16 2020

Amount Paid \$2237.99  
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.: 620042066

**CHICAGO TITLE**  
*620042066*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jack A. Burns and Sheena K. Burns, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Christine Airey Oppy and Christopher M. Oppy, a married  
couple

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

LOT 9, PLAT OF WINDSONG RANCH ESTATES, AS PER PLAT RECORDED ON APRIL 9,  
2008, UNDER AUDITOR'S FILE NO. 200804090083, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P127541 / 4953-000-009-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 3, 2020



Jack A. Burns

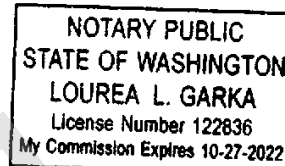


Sheena K. Burns

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jack A. Burns and Sheena K. Burns are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

April 9, 2020Name: Lourea L. GarkaNotary Public in and for the State of WAResiding at: BurlingtonMy appointment expires: 10/27/2022

**EXHIBIT "A"**  
**Exceptions**

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 18, 1955  
Recording No.: 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  
Recording No.: 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  
Recording No.: 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  
Recording No.: 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 Recording 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  
Recording No.: 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 "A"****Exceptions  
(continued)**

Recording No.: 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  
 Recording 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  
 Recording 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  
 Recording 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  
 Recording No.: 200607170159, records of Skagit County, Washington  
 In favor of: Puget Sound Energy, Inc.  
 For: Underground electric system, together with necessary appurtenances

**EXHIBIT "A"****Exceptions  
(continued)**

11. Terms and conditions set forth in Skagit County Variance No. PP 05-0457;  
Recorded: December 1, 2005  
Recording No.: 200512140138, records of Skagit County, Washington
12. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;  
Recorded: April 28, 2005  
Recording No.: 200504280008, records of Skagit County, Washington  
  
Said document being a re-recording of Recording 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 "A"****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. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Windsong Ranch Estates Homeowners Association  
Recording Date: April 9, 2008  
Recording No.: 200804090088

21. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
22. City, county or local improvement district assessments, if any.
23. Assessments, if any, levied by Windsong Ranch Estates Homeowner's Association.

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 March 10, 2020

between Christine Alrey Oppy Christopher M Oppy ("Buyer")  
Buyer Buyer  
 and Sheena K Burns Jack A Burns ("Seller")  
Seller Seller  
 concerning 7429 Windsong Lane Sedro Woolley WA 98284 (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.

Christine Alrey Oppy 3-11-2020  
Buyer Date

Christine Alrey Oppy 3-11-2020  
Buyer Date

Christopher M Oppy 3-10-2020  
Seller Date

Jack A Burns 3-10-2020  
Seller Date