

When recorded return to:
Jay and Susan Lee
5412 93rd Drive SE
Snohomish, WA 98290

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1659

May 12 2020

Amount Paid \$5205.00
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.: 620041105

CHICAGO TITLE
620041105

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 Jay Lee and Susan Lee, 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): A-1 Snee-Oosh BLA recording no.: 201404090046

md
NW SW 15-34-2

Tax Parcel Number(s): P130447 / 340215-3-001-0104, p131870 / 340216-0-001-1017

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

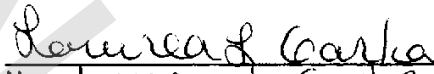
Dated: April 29, 2020

Westview Waterfront, LLC

BY: Christopher L. Sahlin
ManagerState 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: May 1, 2020


Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P130447 / 340215-3-001-0104 and p131870 / 340216-0-001-1017

THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN AND OF GOVERNMENT LOT 1 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERN QUARTER CORNER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 2 EAST OF W.M.;

THENCE NORTH 89°51'47" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15, 653.09 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SNEE-OOSH ROAD;

THENCE SOUTH 28°36'03" WEST ALONG SAID RIGHT OF WAY LINE 398.70 FEET;

THENCE SOUTH 89°41'03" WEST, 530.56 FEET;

THENCE NORTH 64°48'57" WEST, 146.39 FEET MORE OR LESS TO THE LINE OF ORDINARY HIGH WATER OF SIMILK BAY;

THENCE NORTHERLY FOLLOWING THE LINE OF ORDINARY HIGH WATER TO A POINT WHICH BEARS SOUTH 89°51'47" WEST FROM THE POINT OF BEGINNING.;

THENCE NORTH 89°51'47" EAST, 24.44 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING;

(ALSO BEING KNOWN AS LOT A-1 OF RECORD OF SURVEY FOR SNEE-OOSH BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 201404090046, IN SKAGIT COUNTY, WASHINGTON).

SITUATE WITHIN 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. 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

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

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

9. 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

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

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

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

Recording Date: April 9, 2014

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

Recording No.: 201404090045

12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey for Snee-Oosh BLA:

Recording No: 201404090046

13. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Similk Bay.
14. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
15. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
16. The Land lies within the boundaries of the Swinomish Indian Reservation and is subject to the rights of the Indian tribe to exercise governmental powers, including the power to tax.
17. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.
18. 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,

EXHIBIT "B"

**Exceptions
(continued)**

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."