

When recorded return to:

Shane Christopher Swift and Jennifer Marie Swift
8079 Coyote Springs Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2032
Jun 10 2020
Amount Paid \$6805.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard G. Nelles, as his separate estate, ,

GNW 20-5804

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Shane Christopher Swift and Jennifer Marie Swift, 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:
Lot 23, 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): P130291

Dated: 6-9-2020

Richard G. Nelles
Richard G. Nelles

STATE OF WA.
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Richard G. Nelles is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 9th day of June, 2020

Theresa R Johnson
Signature
Notary
Title



My appointment expires: 4-29-23

Statutory Warranty Deed
LPB 10-05

Order No.: 20-5804-KH

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 8079 Coyote Springs Lane, Sedro Woolley, WA 98284
Tax Parcel Number(s): P130291

Property Description:

Lot 23, "BIRDSVIEW ESTATES" as per plat thereof recorded June 10, 2010 under Auditor's File No. 201006100097, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

20-5804-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: Birdsview 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: Birdsview 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

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Auditor's No.: 201006100101

Regarding: Protected Critical Area Agreement

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.

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