

When recorded return to:
Dennis K. McDaniel, Jr
11225 Greenwood Ave N Unit A
Seattle, WA 98133

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2493
Jul 08 2020
Amount Paid \$1045.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042543

CHICAGO TITLE
020042543

STATUTORY WARRANTY DEED

THE GRANTOR(S) Soul Survivor 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 Dennis K. McDaniel, Jr, an unmarried person

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

LOT 8, HEAVENLY ACRES 15 LOT LONG CARD PL18-0015, ACCORDING TO THE PLAT
THEREOF RECORDED UNDER RECORDING NO. 202003240024, 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): P135138 / 6072-000-008-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 1, 2020

Soul Survivor LLC,
A Washington Limited Liability Company

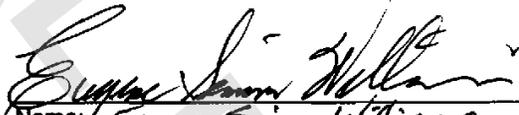
BY: 
Richard Johnson, Member

State of NEVADA
County of CLARK

I certify that I know or have satisfactory evidence that Richard Johnson

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Member of Soul Survivor LLC, a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/3/20


Name: Eugene Simon Williams
Notary Public in and for the State of NEVADA
Residing at: 3650 South Tarrington Cir. Las Vegas NV
My appointment expires: 6-30-2021

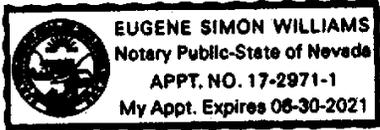


EXHIBIT "A"
Exceptions

1. 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:

Recording No: 515273

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Seattle
Recording Date: February 9, 1959
Recording No.: 576270

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Buchanan Lumber Company, a corporation
Purpose: Roadway
Recording Date: September 17, 1962
Recording No.: 626296

4. 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:

Recording No: 8402030022

5. 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:

Recording No: 8711100035

EXHIBIT "A"
Exceptions
(continued)

6. Boundary Line Agreement, and the terms and conditions thereof:
Recording Date: November 10, 1987
Recording No.: 8711100036
7. Boundary Line and Exchange Agreement, and the terms and conditions thereof:
Recording Date: November 10, 1987
Recording No.: 8711100037
8. 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:
Recording No: 9207280046
9. Record of Lot Certification, and the terms and conditions thereof:
Recording Date: January 29, 2001
Recording No.: 200101290100
10. Record of Lot Certification, and the terms and conditions thereof:
Recording Date: January 29, 2001
Recording No.: 200101290101
11. Quit Claim Deed (Boundary Line Adjustment) and the terms and conditions thereof:
Recording Date: April 5, 2001
Recording No.: 200104050084
12. Snohomish County "Right to Farm" Disclosure Statement as recorded under Recording No. 200210280170.
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Public Utility District No. 1 of Skagit County
Purpose: Pipe or pipes for the transportation and control of water, sewer and electronic information
Recording Date: April 24, 2003
Recording No.: 200304240009
14. Order on shoreline permit and special use permit, and the terms and conditions thereof:

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

- Recording Date: August 13, 2003
Recording No.: 200308130052
15. Agreement for use of the City of Seattle transmission line easement right of way, and the terms and conditions thereof:
Recording Date: September 11, 2003
Recording No.: 200309110046
16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Ingress, egress and utilities
Recording Date: May 5, 2004
Recording No.: 200405050082
17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Ingress, egress and utilities
Recording Date: May 5, 2004
Recording No.: 200405050083
18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Public Utility District No. 1 of Skagit County
Purpose: Well site together with right of ingress and egress
Recording Date: May 6, 2004
Recording No.: 200405060156
19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Public Utility District No. 1 of Skagit County
Purpose: Pipe or pipes, line or lines or related facilities for the transportation and control of water, sewer and electronic information
Recording Date: May 6, 2004
Recording No.: 200405060157
20. Restrictive covenant to Marblemount wellhead easement, and the terms and conditions thereof:
Recording Date: January 12, 2005
Recording No.: 200501120034

EXHIBIT "A"Exceptions
(continued)

21. Lot of record certification, and the terms and conditions thereof:
- Recording Date: April 2, 2007
Recording No.: 200704020003
22. 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:
- Recording No: 200802070121
23. Resolution, and the terms and conditions thereof:
- Recording Date: October 23, 2009
Recording No.: 200910230064
24. Order on Long Card Preliminary PL18-0015, and the terms and conditions thereof:
- Recording Date: July 25, 2018
Recording No.: 201807250038
25. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
Purpose: Transmission, distribution and sale of electricity
Recording Date: August 30, 2018
Recording No.: 201808300050
26. 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 Heavenly Acres 15 Lot Long Card PL 18-0015:
- Recording No: 202003240024
27. Plat Lot of Record Certification
- Recording Date: March 24, 2020

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

Recording No.: 202003240025

28. Protected Critical Area Easement (PCAE)

Recording Date: March 24, 2020

Recording No.: 202003240026

29. 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."

30. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
31. Assessments, if any, levied by Public Utility District No. 1 of Skagit County.
32. City, county or local improvement district assessments, if any.