

When recorded return to:
Stephen Wu
C/O 5212 135th Ave NE
Bellevue, WA 98005

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042331

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2804

Jul 27 2020

Amount Paid \$4005.00
Skagit County Treasurer
By Bridget Ibarra Deputy

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 Stephen Wu, a married man

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): 3 SP PL07-0646 RN 201012150048

Tax Parcel Number(s): P20357/340215-3-001-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

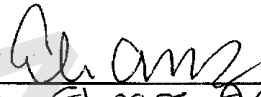
Dated: July 21, 2020

Westview Waterfront, LLC

BY: 
Christopher Sahlin
ManagerState of Washington
County of KingI certify that I know or have satisfactory evidence that Christopher Sahlin

(he) is/are the person(s) who appeared before me, and said person acknowledged that (he) signed this instrument, on oath stated that (he) was authorized to execute the instrument and acknowledged it as the 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: 7/22/2020


Name: Elinore A. McKay
Notary Public in and for the State of Washington
Residing at: Seattle
My appointment expires: 8/29/2021

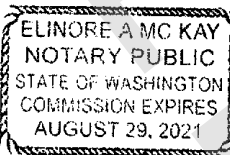


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P20357/340215-3-001-0004

LOT 3, SKAGIT COUNTY SHORT PLAT NO. PL07-0646 (SNEE-OOSH SHORT PLAT), APPROVED DECEMBER 13, 2010 AND RECORDED DECEMBER 15, 2010 UNDER RECORDING NO. 201012150048 AND AMENDED BY AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED UNDER RECORDING NO. 201012280128, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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: 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

3. 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

4. Lot of Record Certification

Recording Date: June 11, 2007
Recording No.: 200706110195

5. 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

EXHIBIT "B"

Exceptions
(continued)

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

6. Plat Lot of Record Certification

Recording Date: December 15, 2010

Recording No.: 201012150049

7. Covenant to bear part or all of the cost of construction, repair or maintenance of easement
granted over adjacent property:

Purpose of Easement: Common beach and trail for recreational use and enjoyment

Recording No.: 201404090044

8. 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.

9. Water rights, claims or title to water within the boundaries of the Swinomish Indian
Reservation.

10. City, county or local improvement district assessments, if any.

11. Assessments, if any, levied by Swinomish Tribal Community.

12. 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

EXHIBIT "B"

Exceptions
(continued)

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."