

When recorded return to:
Christopher Hendricks and Marcia L. Hendricks
343 Marshall
Walnut Creek, CA 94598

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043893

CHICAGO TITLE CO.

620043893

STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3278

Aug 21 2020

Amount Paid \$3845.00
Skagit County Treasurer
By Bridget Ibarra Deputy

THE GRANTOR(S) BW and NS Investments 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 Christopher Hendricks and Marcia L. Hendricks, as trustees of
the Hendricks Family Trust

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): 5, Highlands on Fidalgo Island

Tax Parcel Number(s): P127424 / 4951-000-005-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 18, 2020

BW and NS Investments LLC

BY: [Signature]
William Wooding
Manager Member of Sassy Investments, LLC

BY: [Signature]
Nels Strandberg
Manager Member of Strandberg Investments, LLC

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Nels Strandberg

~~(I~~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 Manager of BW & NS Investments, LLC, a Washington limited liability company and Manager Member of Sassy Investments, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 19, 2020



[Signature]
Name: Martin E. LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-23

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that William Wooding

~~(s)~~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 Manager of BW & NS Investments, LLC, a Washington limited liability company and Manager Member of Strandberg Investments, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 19, 2020

Martin E Lehr
Name: Martin E LEHR
Notary Public in and for the State of WA
Residing at: SA Conner
My appointment expires: 2-9-23



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P127424 / 4951-000-005-0000

Lot 5, THE HIGHLANDS ON FIDALGO ISLAND, according to the Plat thereof recorded March 17, 2008, under Auditor's File No. 200803170001, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey;
Recorded: August 1, 1978
Auditor's File No.: 893759

Recorded: April 8, 2005
Auditor's File No.: 200504080094
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 18, 1946
Auditor's No.: 393038, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 23, 1961
Auditor's No.: 607940, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 6, 1966
Auditor's No.: 682491, records of Skagit County, Washington
In favor of: Harold R. Clure and Martha Clure, husband and wife
For: Ingress, egress for road, utilities and water line
5. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: March 20, 1987
Auditor's No.: 8703200034, records of Skagit County, Washington
In favor of: Frances E. Robbins Vanderman, her heirs, successors and assigns
For: Ingress, egress and utilities

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

6. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: July 11, 1985
Auditor's No.: 8507110055, records of Skagit County, Washington
Executed By: Frances E. Robbins Vanderman
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: November 5, 1943
Auditor's No.: 366913, records of Skagit County, Washington
Executed By: W.M. Welis, et al
8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 20, 1987
Auditor's No.: 8703200035, records of Skagit County, Washington
In favor of: Frances E. Robbins Vanderman
For: Road purposes
9. 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: November 4, 1943
Auditor's No.: 366912, records of Skagit County, Washington
As Follows: The Grantors reserve unto themselves, their heirs and assigns, all mineral and mineral rights in and upon said lands with all the privileges of prospecting the said lands and the privileges incident to the mining of the same

EXHIBIT "B"
Exceptions
(continued)

10. Terms, covenants and provisions of the easements:
Auditor's File No. 682491
Auditor's File No. 812377
11. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: February 4, 2008
Auditor's No.: 200802040176, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
12. 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 THE HIGHLANDS ON FIDALGO ISLAND:

Recording No: 200803170001
13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: March 17, 2008
Auditor's No.: 200803170002, records of Skagit County, Washington
Imposed By: The Highlands on Fidalgo Island Owners Association
14. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: March 17, 2008
Auditor's No.: 200803170002, records of Skagit County, Washington
Executed By: BW & NS Investments, LLC, Martha K. Clure and Harold R. Clure
15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"

Exceptions
(continued)

16. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2020
Tax Account No.: P127424 / 4951-000-005-0000
Levy Code: 0900
Assessed Value-Land: \$264,000.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$2,487.86
Paid: **\$1,243.98**
Unpaid: \$1,243.88

17. Dues, charges, and assessments, if any, levied by The Highlands on Fidalgo Island Owners' Association.
18. Liability to future assessments, if any, levied by the City of Anacortes.

John L. Scott
REAL ESTATE

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 July 23, 2020
between ChristopherM Hendricks trustee Marcia L Hendricks trustee ("Buyer")
Buyer Buyer
and BW & NS Investments LLC ("Seller")
Seller Seller
concerning 2803 W 3rd Pl Anacortes WA 98221 (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.

Authenticate: 07/23/2020
Hendricks Family Trust
Buyer 2:39:14 PM PDT Date

[Signature] 7/27/20
Seller Date

Authenticate: 07/23/2020
Marcia L Hendricks
Buyer 3:19:53 PM PDT Date

[Signature]
Seller Date