

When recorded return to:
Calvin Estrate and Colleen Estrate
20985 Hermway Heights Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4378

Oct 22 2020

Amount Paid \$2885.00
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.: 620044750

CHICAGO TITLE
620044750

STATUTORY WARRANTY DEED

THE GRANTOR(S) BW & NS 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 Calvin Estrate and Colleen Estrate, a married couple

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

LOT 46, THE HIGHLANDS ON FIDALGO ISLAND, ACCORDING TO THE PLAT THEREOF
RECORDED MARCH 17, 2008, UNDER RECORDING NUMBER 200803170001, 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): P127465

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: October 14, 2020

BW & NS LLC

BY: [Signature]
Nels Strandberg
Member

BY: [Signature]
William Wooding

State of WASHINGTON
County of SKAGIT

*Nels Strandberg and
William Wooding*

I certify that I know or have satisfactory evidence that ~~Debbie Headrick~~ 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 ~~Executive Assistant~~ of BW & NS LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. & members

Dated: OCT. 15, 2020
[Signature]
Name: JUDITH A. WILLIAMS
Notary Public in and for the State of WA
Residing at: STANWOOD
My appointment expires: 10/29/22

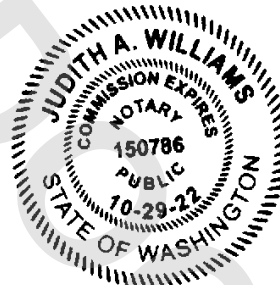


EXHIBIT "A"
Exceptions

1. Record of Survey;
Recorded: August 1, 1978 and April 8, 2005
Auditor's File No.: 893759 and 200504080094, records of Skagit County, Washington
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 18, 1946
Auditor's No(s): 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(s): 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(s): 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(s): 8703200034, records of Skagit County, Washington
In favor of: Frances E. Robbins Vanderman, her heirs, successors and assigns
For: Ingress, egress and utilities
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(s): 8507110055, records of Skagit County, Washington
Executed By: Frances E. Robbins Vanderman

EXHIBIT "A"Exceptions
(continued)

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. Wells, et al

8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 20, 1987
Auditor's No(s): 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

10. Terms, covenants and provisions of the easement set forth in Auditor's File No. 682491 and 812377, records of Skagit County, Washington.

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

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

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(s): 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(s): 200803170002, records of Skagit County, Washington
Executed By: BW & NS Investments, LLC, Martha K. Clure and Harold R. Clure
15. Dues, charges, and assessments, if any, levied by The Highlands on Fidalgo Island Owners' Association.
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by City of Anacortes.