

When recorded return to:

Esther Ann White
7465 Windsong Lane
Sedro Woolley, 98284

STATUTORY WARRANTY DEED

GNW 20-8781

THE GRANTOR Raivo Masonry & Construction LLC, a Washington Limited Liability Company, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Esther Ann White, Trustee of The Esther Ann White Revocable Trust
dated May 25, 2006

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: Lot 11, Windsong Ranch 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: P127543 4953-000-011-000

Dated: 12-9-2020

Raivo Masonry & Construction LLC, a Washington Limited Liability Company

By: [Signature]
Jody Raivo, Executor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5273

Dec 11 2020

Amount Paid \$9340.00

Skagit County Treasurer

By Bridget Ibarra Deputy

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STATE OF WASHINGTON
COUNTY OF ISLAND

I certify that I know or have satisfactory evidence that Jody Raivo is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Executor of Raivo Masonry & Construction LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9th day of December, 2020

Doug Clark
Signature

Notary Pub
Title

My appointment expires: 12-15-21

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 7456 Windsong Lane, Sedro-Woolley, WA 98284
Tax Parcel Number: P127543 4953-000-011-0000

:

Lot 11, PLAT OF WINDSONG RANCH ESTATES, as per plat recorded on April 9, 2008, under Auditor's File No. 200804090083, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B

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1. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 18, 1955

Auditor's No(s): 527377, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances Affects: A portion of the Northeast Quarter of the Southeast Quarter

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 31, 1984

Auditor's No(s): 8407310027, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances Affects: A portion of the North Half of the Northeast Quarter of the Southeast Quarter

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 21, 1985

Auditor's No(s): 8501210006, records of Skagit County, Washington

In favor of: Donald L. Bradley

For: Ingress, egress and utilities

Affects: A portion of the Northeast Quarter of the Southeast Quarter

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: April 25, 1989

Auditor's No(s): 8904250008, records of Skagit County, Washington

In favor of: Water District No. 1

For: Pipe lines and appurtenances

Affects: A portion of the Northeast Quarter of the Southeast Quarter

We note a Revocation of said easement recorded July 7, 1989, under Auditor's File No. 8907070063, records (Skagit County, Washington, executed by Philip E. Zeidner and Kathryn J. Zeidner, husband and wife.

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 16, 1993

Auditor's No(s): 9306160097, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances Affects: A portion of the Northeast Quarter of the Southeast Quarter

6. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: October 28, 1993

Auditor's No(s): 9310280159, records of Skagit County, Washington

In favor of: Donald J. Dando and Amy M. Dando, husband and wife

For: Common Drive

Affects: A portion of the Northeast Quarter of the Southeast Quarter

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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: October 22, 1917

Auditor's No.: 121746, records of Skagit County, Washington

Executed By: David Tozer Company, a corporation of Minnesota

Affects: The South Half of the Northeast Quarter

As Follows: Any and all minerals or mining rights which have been heretofore reserved or excepted from any conveyance of any of said lands by any of the grantors in any of the deeds now of record in the office of the County Clerk and Recorder of said Skagit County, under which the said party of the first part claims title to any of the lands above described.

Affects: The South Half of the Northeast Quarter

8. Agreement, including the terms and conditions thereof; entered into;

By: Philip E. Zeidner, M.D. Trustee for the Retirement Trust for the benefit of Philip E. Zeidner, M.D. wwi Katy Zeidner

And Between: Donald J. Dando and Amy M. Dando, husband and wife

Recorded: May 26, 1983

Auditor's No. 8305260009, records of Skagit County, Washington

Providing: The location of the boundary between the properties of the above parties is not the fence

9. Agreement, including the terms and conditions thereof; entered into;

By: Philip E. Zeidner, M.D. individually and as Trustee for the Retirement Trust for the benefit of Philip Zeidner, MD. and Katy Zeidner

And Between: Donald J. Dando and Amy M. Dando, husband and wife

Recorded: October 28, 1993

Auditor's No. 9310280159, records of Skagit County, Washington

Providing: Common Drive

10. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: July 17, 2006

Auditor's No.: 200607170159, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Underground electric system, together with necessary appurtenances

11. Terms and conditions set forth in Skagit County Variance No. PP 05-0457;

Recorded: December 1, 2005

Auditor's No(s): 200512140138, records of Skagit County, Washington

12. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;

Recorded: April 28, 2005

Auditor's No(s): 200504280008, records of Skagit County, Washington

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Said document being a re—recording of Auditor's File No. 200502160067

13. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey, Recording Date: July 28, 1983

Recording No.: 8307280021

Matters shown: Fence

Affects: Lot 13 Windsong Ranch Estates only

14. 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 WINDSONG RANCH ESTATES:

Recording No: 200804090083

15. Plat Lot of Record Certification

Recording Date: April 9, 2008

Recording No.: 200804090084

Affects: Lots 1-13 of Plat of WindSong Ranch

16. Operation and Maintenance Manual For the Stormwater Collection System and Detention System and the terms and conditions thereof

Recording Date: April 9, 2008

Recording No.: 200804090085

17. Natural Resource Land Easement Agreement and the terms and conditions thereof

Recording Date: April 9, 2008

Recording No.: 200804090086

18. Open Space Protected Area Easement Agreement and the terms and conditions thereof

Recording Date: April 9, 2008

Recording No.: 200804090087

19. Covenants, conditions and restrictions 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 in the document

Recording Date: April 9, 2008

Recording No.: 200804090088

20. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded December 23, 2019 as Auditor's File No. 201912230039.

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

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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.

21. General Taxes for the year 2020 in the amount of \$899.02, have been paid in full for Tax Account No. P127543/4953-000-011-0000.

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