

AFTER RECORDING MAIL TO:
Charles S and Linda A Hewett
22920 72nd Place W
Mountlake Terrace, WA 98042

Filed for Record at Request of
Galvin Realty Law Group
Escrow Number: S20-01324-AK

Statutory Warranty Deed

Grantor(s): Kumar Lam LLC
Grantee(s): Charles S Hewett and Linda A Hewett
Abbreviated Legal :
Lot 8, Willabelle Estates
Assessor's Tax Parcel Number(s): P123536

THE GRANTOR Kumar Lam LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Charles Hewett and Linda Hewett, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Lot 8, "PLAT OF WILLABELLE ESTATES," as per plat recorded on October 25, 2005, under Auditor's File No. 200510250130, records of Skagit County, Washington Situate in the County of Skagit, State of Washington.

Subject to Easements, Restrictions, Covenants, Reservations, Conditions and Agreements, if any of record and as per Exhibit "A" Attached hereto and by this reference is made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-5353
Dec 16 2020
Amount Paid \$4405.00
Skagit County Treasurer
By Heather Beauvais Deputy

Dated 12/12/2020

Kumar Lam LLC 

By: Doris Lam, Sole Member

STATE OF WA
COUNTY OF Skagit

SS:

I certify that I know or have satisfactory evidence that Doris Lam is/~~are~~ the who appeared before me, and said person(s) acknowledge She signed this instrument, on oath stated she is/~~are~~ authorized to execute the instrument and acknowledge that as the Sole Member of Kumar Lam LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-12-2020

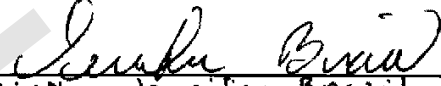

Print Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at Skagit County
My appointment expires: 7-25-2024



EXHIBIT A

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 6, 1988
Recorded: September 16, 1988
Auditor's No.: 8809160022
Executed By: Alfred N. Carlson, Jr., Mildred Leslie, Delores Brown and Virginia Fontaine
Affects: Includes other property
Said Instrument was amended by the recording of an instrument under Auditor's File No. 8908240023.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: An easement area 10 feet in width having 5 feet of such width on each side of a centerline described as follows: As now constructed, to be constructed, extended or relocated, lying within the above described parcel, generally following the Southern margin of the private road
Dated: December 5, 2000
Recorded: December 11, 2000
Auditor's No.: 200012110164

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: An easement area 10 feet in width having 5 feet of such width on each side of a centerline described as follows: As now constructed, to be constructed, extended or relocated, lying within the above described parcel, generally following the Southern margin of the private road
Dated: December 5, 2000
Recorded: December 11, 2000
Auditor's No.: 200212110165

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A portion of the subject property
Dated: October 5, 2005
Recorded: October 10, 2005
Auditor's No.: 200510100094

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 25, 2005
Recorded: October 25, 2005
Auditor's No.: 200510250126
Executed By: Sayyes Enterprises, LLC

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Undisclosed
And: Undisclosed
Recorded: October 25, 2005
Auditor's No.: 200510250127
Regarding: Water system matters

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County
Purpose: Protected Critical Area Easement
Area Affected: Tracts "A", "B" and "C" of Plat
Dated: October 5, 2005
Recorded: October 25, 2005
Auditor's No.: 200510250128

MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION

Plat/Subdivision Name: Willabelle Estates
Recorded: October 25, 2005
Auditor's No.: 200510250130

Said matters include but are not limited to the following:

1. Provisions contained in the Plat Dedication of page 1 of the Plat
2. Easements paragraph on page 1 of the Plat
3. Tabular Shoreline Area Regulations on page 2 of the Plat
4. Plat notes on page 3 of the Plat
5. Drainage, shoreline and waterline easements on page 4 of the Plat

6. Drainage, shoreline, waterline, setback and other easements on page 5 of the Plat.

Notice, regarding Willabelle Water System, recorded October 25, 2005, under Auditor's File No. 200510250125. (See instrument for full particulars).

LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: October 25, 2005
Auditor's File No.: 200510250129

ROAD ACCESS EASEMENT TERMS AND CONDITIONS THEREIN:

Grantor: TADA, LLC, a Washington limited liability company
Grantee: Sayyes Enterprises, LLC, a Washington limited liability company; Patricia A. Lessard; Charles A. Rossi and Susanne M. Rossi, husband and wife; Laurence G. Fladebo and Delores L. Fladebo, Trustees of the Fladebo Family Trust dated May 1, 2000; and Mildred A. Leslie

Recorded: August 17, 2006
Auditor's No.: 200608170100

ROAD ACCESS EASEMENT TERMS AND CONDITIONS THEREIN:

Grantor: Delores Brown
Grantee: Sayyes Enterprises, LLC, a Washington limited liability company; Patricia A. Lessard; Charles A. Rossi and Susanne M. Rossi, husband and wife; Laurence G. Fladebo and Delores L. Fladebo, Trustees of the Fladebo Family Trust dated May 1, 2000; and Mildred A. Leslie

Recorded: August 17, 2006
Auditor's No.: 200608170101

MITIGATION COVENANT AND THE TERMS AND CONDITIONS THEREIN:

Grantor: Sayyes Enterprises, LLC, a Washington limited liability company; Patricia A. Lessard; Charles A. Rossi and Susanne M. Rossi, husband and wife; Laurence G. Fladebo and Delores L. Fladebo, Trustees of the Fladebo Family Trust dated May 1, 2000; and Mildred A. Leslie

Grantee: Skagit County, a county of the State of Washington; Leif Erickson Recreation Association, a Washington nonprofit corporation

Affects: Entire Plat of Willabelle Estates
Recorded: August 17, 2006
Auditor's No.: 200608170098