

When recorded return to:

Graham J. Siddall and Brenda Siddall, Trustees of Siddall Living Trust dated November 8, 2001

4209 Cedar Crest Lane
Anacortes, WA 98221

STATUTORY WARRANTY DEED

THE GRANTOR(S) RKSJ, L.L.C., a Washington Limited Liability Company, GNW 20-8729

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Graham J. Siddall and Brenda Siddall, Trustees of Siddall Living Trust dated November 8, 2001

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:

Section 2, Township 34 North, Range 1 East; Ptn. NE-SW & SE-NW (aka Lot 4, SP PL07-0077)

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(s): P128070/340102-2-001-0300

Dated: December 23, 2020

RKSJ, L.L.C., a Washington Limited Liability Company

By: Earl Roger Noar, Member
Earl Roger Noar, Member

By: Kathleen F. Noar, Member
Kathleen F. Noar, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5534

Dec 28 2020

Amount Paid \$42055.00
Skagit County Treasurer
By Heather Beauvais Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

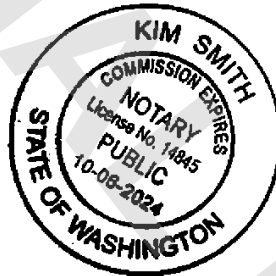
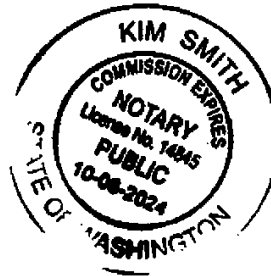
I certify that I know or have satisfactory evidence that Earl Roger Noar and Kathleen F. Noar are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they was authorized to execute the instrument and acknowledged it as the Member of RKSJ, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 23 day of December, 2020

Kim Smith
Signature

notary
Title

My appointment expires: 10-6-2024



Statutory Warranty Deed
LPB 10-05

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4225 Cedar Crest Lane, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

PARCEL "A":

Lot 4 of Skagit County Short Plat No. PL 07-0077, entitled "Pangca Vista II Short Plat", approved November 17, 2008 and recorded November 19, 2008 under Skagit County Auditor's File No. 200811190072, being a portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 34 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Those certain non-exclusive easements for ingress, egress and utilities, over, across and under portions of Lots 1, 2 and 3 as established and delineated on the face of Skagit County Short Plat No. PL 07-0077, entitled "Pangca Vista II Short Plat", approved November 17, 2008 and recorded November 19, 2008 under Skagit County Auditor's File No. 200811190072, being a portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 34 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

20-8729-KS

1. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: October 28, 1975

Auditor's File No.: 825368

2. MATTERS DISCLOSED BY RECORD OF SURVEY:

Filed: August 15, 1995

Auditor's File No.: 9508150113

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

Recorded: November 30, 1995

Auditor's No.: 9511300079

4. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: William W. Wooding, a married man, as his separate estate;

Daniel Folkers and Beth Folkers, husband and wife ; U.S. Bank

of Washington, successor to Peoples National Bank of Washington, as Trustee under the Will of Esther M.

McCorkle; George F. McCorkle, a married person as to his separate estate; Patricia L. Buchan, a married person, as to her separate estate

And: William W. Wooding, a married man, as his separate estate; Daniel Folkers and Beth Folkers, husband and

wife ; U.S. Bank of Washington, successor to Peoples National Bank of Washington, as Trustee under the Will

of Esther M. McCorkle; George F. McCorkle, a married person as to his separate estate; Patricia L. Buchan, a

married person, as to her separate estate

Recorded: March 14, 2000

Auditor's No.: 200003140064

Regarding: For cost sharing agreement for road and utilities

Said instrument was modified by instrument recorded under Auditor's File No. 200203070125.

5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: RKSJ, LLC, a Washington limited liability company and

Earl Roger Noar and Kathleen F. Noar

Recorded: July 11, 2006

Auditor's No. 200607110122

Purpose: Underground utilities

6. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: William W. Wooding, a married man, as his separate estate;

Lester C. Books and Marcia Books, husband and wife; E.

Roger Noar and Kathleen F. Noar, husband and wife

And: William W. Wooding, a married man, as his separate estate;

Lester C. Books and Marcia Books, husband and wife; E.

Roger Noar and Kathleen F. Noar, husband and wife

Recorded: June 23, 2006

Auditor's No.: 200606230186

Regarding: Utility Easements

7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: RKSJ, LLC, a Washington limited liability company and

Earl Roger Noar and Kathleen F. Noar, husband and wife

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Recorded: June 21, 2006
Auditor's No. 200606210134
Purpose: Utilities

Said instrument was modified by instrument recorded under Auditor's File No. 200609270103.

8. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: RKSJ, LLC, a Washington limited liability company and
Earl Roger Noar and Kathleen F. Noar, husband and wife

Recorded: June 21, 2006
Auditor's No. 200606210135
Purpose: Access and utilities

Area Affected: Said premises and other property

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

Recorded: June 21, 2006
Auditor's No.: 200606210136

10. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: E. Roger Noar and Kathleen Noar, husband and wife

Recorded: September 12, 2003
Auditor's No. 200309120260
Purpose: Utilities

11. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.

Recorded: January 16, 2007
Auditor's No.: 200701160143
Purpose: Underground electric system, together with necessary appurtenances

12. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: April 23, 2007
Auditor's No.: 200704230174

13. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Pangea Vista II Short Plat No. PL-07-0077
Recorded: November 19, 2008
Auditor's No.: 200811190072

14. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: November 19, 2008
Auditor's No.: 200811190073

15. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

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Executed By: RKSJ, L.L.C., a Washington limited liability company
Recorded: November 19, 2008
Auditor's File No.: 200811190074

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

Recorded: November 19, 2008
Auditor's No.: 200811190075
Executed By: RKSJ, LLC, a Washington limited liability company

Said instrument was modified by instrument recorded under Auditor's File No. 201008090096.

17. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: RKSJ, L.L.C., a Washington Limited Liability Company
Recorded: August 9, 2010
Auditor's No. 201008090097
Purpose: Perpetual Easement for View Buffer
Said instrument was modified by instrument recorded December 19, 2014, under Auditor's File No. 201412190053.

18. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: March 1, 2016
Auditor's No.: 201603010004
Purpose: Easement for view
Area Affected: Lots 3 and 4 Short Plat No. PL07-0077

19. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: March 1, 2016
Auditor's No.: 201603010005
Purpose: Easement for view
Area Affected: Lots 3 and 4 Short Plat No. PL07-0077

20. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: March 1, 2016
Auditor's No.: 201603010006
Purpose: Easement for landscaping and buffer
Area Affected: Lots 3 and 4 Short Plat No. PL07-0077