

**When recorded return to:**  
David Lindsey  
16 Lake LLC  
20479 Comet Lane  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-150

Jan 13 2021

Amount Paid \$31155.00

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

**CHICAGO TITLE**

620042293

Escrow No.: 620042293

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David P. Lindsey and Jeanne A. Lindsey, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to 16 Lake LLC, a Washington limited liability company

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.)

PTN NE NE 21-33-4

Tax Parcel Number(s): P17076, P17100,

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 29, 2020

*David P. Lindsey*  
David P. Lindsey

*Jeanne A. Lindsey*  
Jeanne A. Lindsey

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that David Lindsey and Jeanne Lindsey are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 01.12.2021

*Alysia Hudson*  
Name: *Alysia Hudson*  
Notary Public in and for the State of *Washington*  
Residing at: *Arlington, WA*  
My appointment expires: *03.01.2024*

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P17076, P17100**

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**PARCEL A:**

The East 1/3 of the Northeast quarter of the Northeast quarter of Section 21, Township 33 North, Range 4 East of the Willamette Meridian, in Skagit County, Washington.

Except road.

**PARCEL B:**

Northeast quarter of the Northeast quarter of Section 21, Township 33 North, Range 4 East of the Willamette Meridian, in Skagit County, Washington.

Except that portion conveyed to the State Game Department by deed recorded February 10, 1951 under recording number 456765.

And except the East 1/3 of said Northeast quarter of Northeast quarter.

And except the West 200 feet of the South 400 feet.

And except that portion conveyed to Curtis Crosbie and Hannah L. Crosbie, husband and wife by deed recorded under recording number 201607010136.

And except road.

**EXHIBIT "B"**  
Exceptions

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Recording No.: 98934

6. 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: August 10, 1918  
Auditor's No.: 126981, records of Skagit County, Washington  
As Follows:

All coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now or hereafter discovered, with the right to prospect for, extract and remove the same; provided however, that the grantor, its successors or assigns, shall pay to the Grantees, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil, or gas and by the operation of prospecting for mining the same

7. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Recording No.: 138448

**EXHIBIT "B"**

Exceptions  
(continued)

8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: December 14, 1961  
Auditor's No(s): 615682, records of Skagit County, Washington  
Executed By: Reuben C. Youngquist, Trustee
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: April 11, 1963  
Recording No.: 634406
10. Record of Survey including the terms, covenants and provisions thereof  
  
Recording No.: 794918
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Access  
Recording Date: April 12, 1994  
Recording No.: 9404120089
12. Boundary Line Adjustment Deed including the terms, covenants and provisions thereof  
  
Recording Date: April 26, 2007  
Recording No.: 200704260249
13. Lot Certification including the terms, covenants and provisions thereof  
  
Recording Date: May 1, 2007  
Recording No.: 200705010013, 200705010014, 200705010015, 200705010017
14. 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set

**EXHIBIT "B"**

Exceptions  
(continued)

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: May 27, 2010  
Recording No.: 201005270064

15. Protected critical area site plan, and the terms and conditions thereof:

Recording Date: September 16, 2011  
Recording No.: 201109160048

16. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey:

Recording No: 201111080038

17. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey:

Recording No: 201301230049

18. Notice of decision, and the terms and conditions thereof:

Recorded: September 24, 2019  
Recording no. : 201909240018

19. 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

**EXHIBIT "B"**

Exceptions  
(continued)

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."

20. City, county or local improvement district assessments, if any.