

When recorded return to:

Jeff Summers and Cristine Summers
P.O. Box 1476
Oak Harbor, WA 98277SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-778

Feb 24 2021

Amount Paid \$1365.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

GNW 21-9319

STATUTORY WARRANTY DEED

THE GRANTOR(S) Coyote Creek LLC, a Washington Limited Liability Company, 4426 Jones Road, Oak Harbor, WA 98277,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jeff Summers and Cristine Summers, husband and wife

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: Property 1:
Lot 5, AMENDED PLAT OF LEKCINTON ACRES

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): P123382

Dated: February 24, 2021

Coyote Creek LLC, a Washington Limited Liability Company

By: Bruce A. McConnell
Bruce McConnell, MemberBy: Glenn Nickel
Glenn Nickel, MemberStatutory Warranty Deed
LPB 10-05

Order No.: 21-9319-TJ

Page 1 of 6

STATE OF Oregon
COUNTY OF Douglas

I certify that I know or have satisfactory evidence that Glenn Nickel 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 the Member of Coyote Creek Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12 day of February, 2021

Stephanie Rachel York
Signature

Notary
Title



My appointment expires: July 20, 2024

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Bruce McConnell 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 the Member of Coyote Creek Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 18th day of February, 2021

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4/29/23

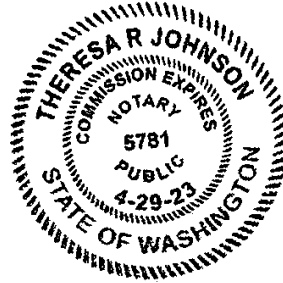


EXHIBIT A
LEGAL DESCRIPTION

Property Address: Lot 5 Lekcin Lane, Concrete, WA 98237

Tax Parcel Number(s): P123382

Property Description:

Lot 5, AMENDED PLAT OF LEKCINTON ACRES, as approved on July 30, 2009 and recorded on September 18, 2009, under Auditor's File No. 200909180031, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-9319-TJ

Page 3 of 6

EXHIBIT B
21-9319-TJ

1. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Glenn and Karen Nickel

Recorded: June 7, 2001

Auditor's No.: 200106070037

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.

2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Seattle SMSA Limited Partnership d/b/a Verizon Wireless

Dated: January 28, 2002

Recorded: April 1, 2002

Auditor's No.: 200204010006

Purpose: Vehicular and pedestrian ingress and egress and installing, maintaining and operating utilities

Area Affected: A 20 foot strip of land

3. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: October 30, 2003

Recorded: November 3, 2003

Auditor's No.: 200311030369

Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system

Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated

4. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Between: Skagit County

And: Glenn K. Nickel

Recorded: August 9, 2004

Auditor's No.: 200408090194

Statutory Warranty Deed
LPB 10-05

Order No.: 21-9319-TJ

Page 4 of 6

Regarding: This parcel lies within an area within 500 feet of land designated as natural resource land

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.

5. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Glenn and Karen Nickel

Recorded: September 19, 2005

Auditor's No.: 200509190139

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.

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

Dated: September 19, 2005

Recorded: September 19, 2005

Auditor's No.: 200509190140

Executed By: Glenn and Karen Nickel

Above covenants, conditions and restrictions were amended and recorded July 27, 2015 and April 27, 2016 as Auditor's File No. 201507270171 and 201604270073.

7. 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: September 19, 2005

and September 18, 2009

Auditor's No.: 200509190138 and 200909180032

8. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Glen and Karen Nickel

Recorded: September 25, 2008

Auditor's No.: 200809250005

Regarding: Preliminary Plat Modification PP08-0330

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said

Statutory Warranty Deed
LPB 10-05

Order No.: 21-9319-TJ

notice/agreement may have changed or may in the future change without recorded notice.

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named:

Plat/Subdivision Name: Amended LKcinton Acres

Recorded: September 18, 2009

Auditor's No.: 200909180031

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

10. LAKCINTON ACRES COMMUNITY BY-LAWS:

Recorded: February 4, 2009

Recording No: 200902040032

Statutory Warranty Deed
LPB 10-05

Order No.: 21-9319-TJ

Page 6 of 6