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04/20/2021 09:12 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:


Tammy Ospenson
2506 Oregon Ave.
Anacortes, WA 98221

2021-1669
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

QUIT CLAIM DEED

APR 19 2021

THE GRANTOR(S)
Tammy Ospenson a married woman

Amount Paid \$0
Skagit Co. Treasurer
By  Deputy

for and in consideration of: Transfer to Trust Only no sale or remuneration occurring

in hand paid, conveys and quit claims to: Kenneth Donald Ospenson and Tammy Jeanne Ospenson Living Trust

the following described real estate, situated in the County of Skagit, State of Washington

together with all after acquired title of the grantor(s) herein: 1901 Ohio Ave., Anacortes, WA 98221

Lot 25, PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT, according to the plat thereof recorded in Volume 16 of Plats, pages 70 through 72, records of Skagit County Washington

Tax Parcel Number(s): P108194 / 4661-000-025-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERTO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P108194 / 4661-000-025-0000

Dated: 4-13-21

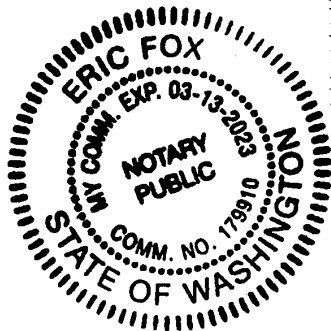
Tammy Ospenson N/A
N/A N/A

STATE OF Washington
COUNTY OF Skagit ss.

I certify that I know or have satisfactory evidence that Tammy J. Ospenson

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that She signed
this instrument, on oath stated that She is authorized to execute the instrument and acknowledge it
as the Granter of
Said Property to be
the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-13-21



Eric Fox
Notary name printed or typed: Eric Fox
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 03-13-2023

EXHIBIT "A"
Exceptions

1. 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 PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT:

Recording No: 9509110092

2. Easement, including the terms, covenants and provisions thereof, for electric transmission and/or distribution line(s), together with necessary appurtenances, granted by instrument
Recorded: August 17, 1962
Auditor's No.: 625248 and 625249, records of Skagit County, WA
To: Puget Sound Power & Light Company
3. Easement, including the terms and conditions thereof, granted by instrument
Recorded: September 11, 1995
Auditor's No.: 9509110140, records of Skagit County, WA
In favor of: Port of Anacortes
For: Free and unobstructed use and passage of all types of aircraft
4. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant 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 by does not discriminate against handicap persons.
Recorded: September 11, 1995
Auditor's No.: 9509110141, records of Skagit County, WA
Executed by Creekside Village Development Company

AMENDED by instrument recorded March 20, 1997, under Auditor's File No. 9703200089, records of Skagit County, Washington.

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by the City of Anacortes.
7. Assessments, if any, levied by The Copper Pond Homeowners Association.