

When recorded return to:
Brian Hazlehurst and Hilary Forrest
15671 Yokeko Dr
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1866
Apr 29 2021
Amount Paid \$5925.00
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

Escrow No.: 620047134

CHICAGO TITLE
0200 47134

STATUTORY WARRANTY DEED

THE GRANTOR(S) Happy Land-3, LLC, an Oklahoma Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Brian Hazlehurst and Hilary Forrest, a married couple

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

Lot 3, Lund Short Subdivision PL05-0414, approved April 28, 2009, recorded May 4, 2009, under
Auditor's File No. 200905040100, records of Skagit County, Washington; being a portion of the
West ½ of Section 35, Township 35 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P128577 / 350135-2-001-2200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 26, 2021

Happy Land-3, LLC
An Oklahoma limited liability company

BY: H. Seradge
Houshang Seradge MD
Manager

State of OKLAHOMA
OKLAHOMA COUNTY of OKLAHOMA

I certify that I know or have satisfactory evidence that Houshang Seradge

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Manager of Happy Land-3, LLC, an Oklahoma limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 28, 2021



Leanne R. Blake
Name: Leanne R. Blake
Notary Public in and for the State of OKLAHOMA
Residing at: OKLAHOMA CITY
My appointment expires: 09/04/2023

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Esther M. McCorkle Testamentary Trust, etal
Purpose: Access
Recording Date: April 24, 1990
Recording No.: 9004240050
2. Terms and provisions of Contract;
By: O.B. McCorkle and Esther M. McCorkle, husband and wife
Between: Del Mar Community Service, Inc., a Washington corporation
Dated: July 19, 1962
Recorded: January 9, 1963
Recording No.: 630694, records of Skagit County, Washington
Providing: Among other matters, for the development of the water system and other facilities and issuance of certificates of membership
3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 9, 1963
Recording No.: 630694, records of Skagit County, Washington
4. 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 SKAGIT COUNTY SHORT PLAT NO. 10-89:

Recording No: 8908020066
5. Easement for gravel road disclosed by survey

Recording Date: December 7, 1995
Recording No.: 9512070023
6. 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 SKAGIT COUNTY SHORT PLAT NO. 19-85:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 8506100021

7. 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 19, 1989

Recording No.: 8912190053, records of Skagit County, Washington

In Favor Of: San Juan Fidalgo Holding Co., Inc.

Supplement thereto;

Recorded: September 12, 1990

Recording No.: 9009120079, records of Skagit County, Washington

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: December 19, 1989

Recording No.: 8912190053, records of Skagit County, Washington

Imposed By: The Pointe Homeowners' Association

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent property owners

Purpose: Ingress, egress and utilities

Recording Date: May 7, 1999

Recording No.: 9905070123

10. 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 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: November 1, 1999

Recording No.: 9911010173

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 21, 2000

Recording No.: 200009210081

11. Agreement re Construction Activities and for Right of Purchase and Limited Right of First

EXHIBIT "A"

Exceptions
(continued)

Refusal and the terms and conditions thereof

Recording Date: September 21, 2000
Recording No.: 200009210082

12. Emergency Access Easement and the terms and conditions thereof

Recording Date: August 31, 2001
Recording No.: 200108310170

13. Emergency Access and Utility Easement and the terms and conditions thereof

Recording Date: October 4, 2001
Recording No.: 200110040016

14. Record of Lot Certification and the terms and conditions thereof

Recording Date: October 21, 2005
Recording No.: 200510210085

15. 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 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: December 9, 2005
Recording No.: 200512090199

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: February 12, 2007
Recording No.: 200702120159

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 SKAGIT COUNTY SHORT PLAT (LUND SHORT SUBDIVISION) PL05-0414:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 200905040100

18. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: May 4, 2009
Recording No.: 200905040101

19. Assessments, if any, levied by Pointe Homeowners Association.
20. Assessments, if any, levied by Del Mar Community Services.
21. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 17, 2021
between Brian Hazlehurst Hilary Forrest ("Buyer")
Buyer Buyer
and Happy Land 3 LLC ("Seller")
Seller Seller
concerning Lot 3 San Juan Blvd Anacortes WA 98221 (the "Property")
Address City State Zip

Buyer is aware that 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 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticat
Brian Hazlehurst 03/17/2021
Buyer 8:38:52 PM PDT Date

Authenticat
Hilary Forrest 08/14/2020
Seller 4:55:23 PM PDT Date

Authenticat
Hilary Forrest 03/17/2021
Buyer 8:42:01 PM PDT Date

Seller Date