

When recorded return to:
Roger Hoesterey
R & L NW LLC
10523 SE 32nd St
Bellevue, WA 98004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2391

May 28 2021

Amount Paid \$4005.00

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.: 620047306

CHICAGO TITLE
620047306

STATUTORY WARRANTY DEED

THE GRANTOR(S) Martin D. Waidelich, Personal Representative of The Estate of Frank A. Waidelich
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to R & L NW LLC, a 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.)

Lots 7 and 8, Block 16, Plat of Clear Lake AND Lots 2-5, 8 & 9, Block 21, West Addition Clear
Lake, WA

Tax Parcel Number(s): P75065 / 4144-021-005-0000, P75067 / 4144-021-009-0006, P75064 /
4144-021-003-0002, P74875 / 4138-016-009-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 25, 2021

The Estate of Frank A. Waidelich

BY: *Martin D. Waidelich*
Martin D. Waidelich
Personal Representative

State of WA

County of Spokane

I certify that I know or have satisfactory evidence that Martin D Waidelich

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 Personal Representative of the Estate of Frank A Waidelich to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/27/21

April Seyl

Name: April Seyl
Notary Public in and for the State of WA
Residing at: Coeur D Alene
My appointment expires: 3/14/22

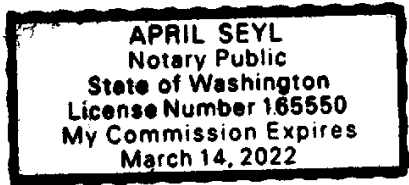


EXHIBIT "A"
Legal Description

**For APN/Parcel ID(s): P75065 / 4144-021-005-0000, P75067 / 4144-021-009-0006, P75064 /
4144-021-003-0002 and P74875 / 4138-016-009-0004**

LOTS 8 AND 9, BLOCK 16, PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON,
ACCORDING TO THE RECORDED PLAT THEREOF IN THE OFFICE OF THE AUDITOR OF
SKAGIT COUNTY, WASHINGTON, IN VOLUME 4 OF PLATS, PAGE 22.

AND LOTS 2, 3, 4, 5 8 AND 9, BLOCK 21, ALL IN WEST ADDITION, CLEAR LAKE, WASH.,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 32,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED DAY STREET THAT HAS REVERTED TO SAID
PREMISES BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 the Plat of Clear Lake:

Recording No: 139859

2. 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 West Addition of Clear Lake - Wash. :

Recording No: 162960

3. Agreement for aerobic treatment unit service and the terms and conditions thereof:

Executed by: Skagit County and Frank Waidelich
Recording Date: November 21, 2006
Recording No.: 200611210138

Affects: LOTS 8 AND 9, BLOCK 16

4. Agreement for aerobic treatment unit service and the terms and conditions thereof:

Executed by: Frank Waidelich and public
Recording Date: December 18, 2006
Recording No.: 200612180158

Affects: LOTS 8 AND 9, BLOCK 16

5. 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: 202009160084

EXHIBIT "B"**Exceptions
(continued)**

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

Purpose: Driveway access and utility installation
Recording Date: December 21, 2020
Recording No.: 202012210161

7. 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."

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