

**When recorded return to:**

Betty Ann Wilder  
Betty Ann Wilder Family Trust under Declaration  
dated November 3, 2000  
8580 Turner's Bay Place  
Anacortes, WA 98221

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620047626

**CHICAGO TITLE**  
620047626**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Karl G Stout and Rebecca J Stout, 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 Betty Ann Wilder, as Trustee of the Betty Ann Wilder Family  
Trust under Declaration dated November 3, 2000

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

LOT 2, "PLAT OF ESTATES AT SUMMIT PARK DIVISION III", AS PER PLAT RECORDED IN  
VOLUME 17 OF PLATS, PAGE(S) 22, 23, 24 AND 25, INCLUSIVE, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P114775 / 4721-000-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2679

Jun 15 2021

Amount Paid \$27430.00  
Skagit County Treasurer  
By Josie L Bear Deputy

**STATUTORY WARRANTY DEED**  
(continued)

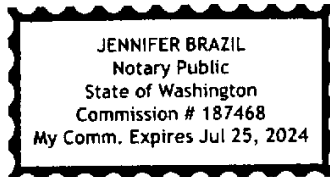
Dated: June 3, 2021

Karl G Stout  
Karl G Stout  
Rebecca J Stout  
Rebecca J Stout

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Karl G Stout and Rebecca J Stout  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: June 10, 2021

Jennifer Brazil  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024

## EXHIBIT "A"

### Exceptions

1. Bald Eagle Nest Site Management Plan and the terms and conditions thereof:

Recording Date: June 6, 1995  
Recording No.: 9506060012

2. Covenants, conditions, restrictions and easements 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 5, 1996  
Recording No.: 9611050066

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 19, 1997  
Recording No.: 9703190069

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 7, 1998  
Recording No.: 9810070048

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: The Estates at Summit Park Homeowners Association, a Washington nonprofit corporation, its successors and assigns  
Recording Date: November 5, 1996  
Recording No.: 9611050066

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 the Plat of Estates at Summit Park Division III:

Recording No: 9810070047

**EXHIBIT "A"**Exceptions  
(continued)

Amendment of Legal Description of Open Space Easement and the terms and conditions thereof:

Recording Date: October 28, 1999  
Recording No.: 199910280052

5. Question of location of lateral boundaries of said second class tidelands or shorelands.
6. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Similk Bay.
7. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
8. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
9. City, county or local improvement district assessments, if any.