

POOR ORIGINAL

When recorded return to:

Hanson Family Investments, LLC
P.O. Box 678
Sedro Woolley, WA 98284

GNW 21-11756

STATUTORY WARRANTY DEEDTHE GRANTOR(S) Robert L. Turgeon and Kate M. Lawler, each as their separate estate, 2545 Kain Quarry Drive,
Helena, MT 59601,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Hanson Family Investments, LLC, a Washington Limited Liability
Company

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 6, BIRDSVIEW ESTATESThis 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): P130274

Dated: June 18, 2021

Robert L. Turgeon

Kate M. Lawler

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2821

Jun 22 2021

Amount Paid \$1845.00

Skagit County Treasurer

By Heather Beauvais Deputy

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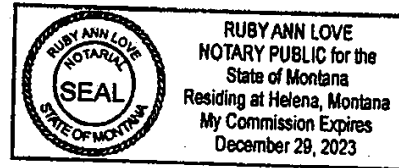
STATE OF ~~WASHINGTON~~ *Montana*
COUNTY OF ~~SKAGIT~~ *Lewis & Clark*

I certify that I know or have satisfactory evidence that Robert L Turgeon and Kate M Lawler is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: *18* day of June, 2021

[Signature]
Signature

Notary
Title



My appointment expires: *12-29-23*

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 0 Fieldstone Ct Lot 6, Sedro Woolley, WA 98284
Tax Parcel Number(s): P130274

Property Description:

Lot 6, "BIRDSVIEW ESTATES" as per plat thereof recorded June 10, 2010 under Auditor's File No. 201006100097, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over Lot 5, "BIRDSVIEW ESTATE" as described in Warranty Deed recorded February 21, 2020, under Auditor's File No. 202002210086, records of Skagit County, Washington.

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EXHIBIT B

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1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: January 23, 1925

Recorded: April 24, 1925

Auditor's No.: 183088

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

Location: The centerline of each of said transmission lines shall be parallel with and not more than 25 feet distant on each side, from a principal centerline described as follows, to-wit:

Beginning at a point on the West line of Section 17, Township 35 North, Range 7 East, W.M., which point is

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2256.71 feet, more or less, North of the Southwest corner of the Northwest 1/4 of said Section; thence running North 87 degrees 56' East, a distance of 4525.42 feet; thence North 70 degrees 42' 30" East, a distance of 650.8 feet to a point on the North line of said Section, which point is 59.25 feet, more or less, West of the Northeast corner of said Section. All as now surveyed, staked, laid out and to be constructed.

Consent to Use to Birdsvew Estates LLC recorded November 8, 2006 under Auditor's File No. 200611080113.

10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

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

Dated: April 2, 2007

Recorded: April 9, 2007

Auditor's No.: 200704090170

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of the subject property

11. 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: June 10, 2010

Auditor's No.: 201006100100

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

Executed By: Birdsvew Estates LLC (c/o Dan Madlung)

Recorded: April 9, 2008

Auditor's No.: 200804090065

Regarding: Decision/Recommendation on Variance/Preliminary Plat Application VA07-0931/PL96-0065

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.

13. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Birdsvew Estates

Recorded: June 10, 2010

Auditor's No.: 201006100097

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

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requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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

Recorded: June 10, 2010

Auditor's No.: 201006100098

Executed By: Birdsvew Estates, LLC

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

Recorded: June 10, 2010

Auditor's No.: 201006100099

Regarding: Stormwater Collection System

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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

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

Recorded: June 10, 2010

Auditor's No.: 201006100101

Regarding: Protected Critical Area Agreement

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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

17. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of 15' drainage easement, in favor of Brian Fritz, recorded October 11, 2019 as Auditor's File No. 201910110066.

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