

When recorded return to:

Barry Mark Galfer
Barry Mark Galfer and Agnes Wing Yee Lau, as
trustees of the 2021 Amended and Restated
Galfer-Lau Revocable Trust, dated 05/19/2021
16357 Lookout Lane
Bow, WA 98232

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047559

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2860

Jun 24 2021

Amount Paid \$20482.80

Skagit County Treasurer

By Heather Beauvais Deputy

CHICAGO TITLE
020047559

STATUTORY WARRANTY DEED

THE GRANTOR(S) R. Clare Wixom and Jennifer Wixom, 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 Barry Mark Galfer and Agnes Wing Yee Lau, as Trustees of the
2021 Amended and Restated Galfer-Lau Revocable Trust, dated 05/19/2021

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.)

Lot(s): 13, Short Plat No. 509-80 Revised in SW, 26-36-3E, W.M.

Tax Parcel Number(s): P48369 / 360326-3-005-1309

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 15, 2021

Jennifer Wixom
Jennifer Wixom

R. Clare Wixom
R. Clare Wixom

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Jennifer Wixom and R. Clare Wixom
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 22, 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"
Legal Description

For APN/Parcel ID(s): P48369 / 360326-3-005-1309

Parcel A:

Tract 13, Parcel Map No. 509-80, entitled "REVISION PLAT OF SAN JUAN LOOKOUT", approved November 13, 1981, and recorded in Volume 3 of Surveys, page 151, under Auditor's File No. 8111130039, records of Skagit County, Washington. (Being a revision of that certain Short Plat located in Section 26, Township 36 North, Range 3 East, W.M., and recorded in Volume 5 of Short Plats, page 103, under Auditor's File No. 8107170015, records of Skagit County, Washington).

Situate in the County of Skagit, State of Washington.

Parcel B:

An easement for ingress, egress and utilities over, under and across Tract A, entitled "Lookout Lane", as shown on the face of said revised parcel map 509-80 and recorded in Volume 3 of Surveys, page 151.

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 Short Plat No. 509-80:

Recording No: 8107170015

Revised under Recording No. 8111130039

2. Agreement, including the terms, covenants and provisions thereof

Recording Date: July 17, 1981

Recording No.: 8107170014

Amended under Recording No. 8107280049

3. Right to make necessary slopes for cuts of fills upon said premises as granted by Deed, including the terms, covenants and provisions thereof

Recording Date: July 23, 1981

Recording No.: 8107230012

4. Provisions contained in "Articles of Incorporation of San Juan Lookout" dated July 15, 1981, recorded July 17, 1981, under Recording No. 8107170013, a copy of which is hereto attached.

5. 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: August 19, 1981

Recording No.: 81081900028

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 6, 1983

Recording No.: 8309060043

Recording Date: May 9, 1996

Recording No.: 9605090036

EXHIBIT "B"

Exceptions
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company
Purpose: underground Electric transmission and/or distribution line
Recording Date: October 12, 1982
Recording No.: 8210120006
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by San Juan Lookout Homeowners Association.
9. City, county or local improvement district assessments, if any.