

When recorded return to:

Randy Gearheart and Kittie M. Gearheart
42615 Waters View Court
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3005

Jul 01 2021

Amount Paid \$12010.00

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.: 620047480

CHICAGO TITLE

620047480

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Schilstra, also appearing of record as John Schilstra, Jr. and Shirley J. Schilstra, 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 Randy Gearheart and Kittie M. Gearheart, husband and wife and Bonnie Gearheart, an unmarried woman, as joint tenants

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.)

LT 4, PURD OF WATERS VIEW

Tax Parcel Number(s): P118595 / 4785-000-004-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 29, 2021


John Schilstra
Shirley J. SchilstraState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that John Schilstra and Shirley J. Schilstra
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.


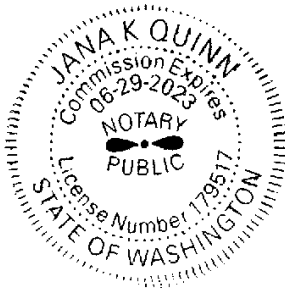
Dated: June 30, 2021
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118595 / 4785-000-004-0000

LOT 4, PURD OF WATERS VIEW, ACCORDING TO THE PLAT THEREOF RECORDED
NOVEMBER 27, 2001 UNDER AUDITOR'S FILE NO. 200111270055, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Timber rights as disclosed by deed and the terms and conditions thereof:
 Recording Date: February 21, 1996
 Recording No.: 9602210078

2. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road.

3. 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: 200009120114

4. 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: September 25, 2000
 Recording No.: 200009250089
 and Re-Recording Date: August 16, 2002
 and Re-Recording No.: 200208160054
 Reason: To correct legal description

5. Title Notification and the terms and conditions thereof:
 Recording Date: October 10, 2000
 Recording No.: 200010100038

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 the Plat of P.U.R.D. of Waters View:

EXHIBIT "B"

Exceptions
(continued)

Recording No: 200111270055

Modification(s) of said Plat Map:

Recording Date: December 9, 2002
Recording No.: 200212090169

7. 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 27, 2001
Recording No.: 200111270056

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 11, 2002
Recording No.: 200210110210

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

Imposed by: Waters View Community Association
Recording Date: November 27, 2001
Recording No.: 200111270056

9. Declaration of Covenant and the terms and conditions thereof:

Recording Date: August 12, 2002
Recording No.: 200208120202

10. Title Notification and the terms and conditions thereof:

Recording Date: May 26, 2005
Recording No.: 200505260135

11. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: January 20, 2006
Recording No.: 200601200132

12. Accessory Dwelling Unit and the terms and conditions thereof:

EXHIBIT "B"

Exceptions
(continued)

Recording Date: January 23, 2006
Recording No.: 200601230167

13. Proof of Mitigated Water Supply (Existing User) and the terms and conditions thereof:

Recording Date: May 5, 2020
Recording No.: 202005050058

14. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Skagit River.
15. 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 Skagit River.
16. 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.
17. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
18. 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."

19. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"

Exceptions
(continued)

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