

When recorded return to:
Guy Borgford
7273 Skagit View Drive
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048020

CHICAGO TITLE
620048020

STATUTORY WARRANTY DEED

THE GRANTOR(S) Managed Protective Services, Inc.

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Guy Borgford, an unmarried man

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 2, PLAT OF WILDERNESS VILLAGE, DIV NO. 1

Tax Parcel Number(s): P78185 / 4208-000-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3128

Jul 09 2021

Amount Paid \$7189.00

Skagit County Treasurer

By Josie L Bear Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 7, 2021

Managed Protective Services, Inc.

BY: Jane Anne Geisler
Jane Anne Geisler
President/Treasurer/Vice-President

State of Arizona
Maricopa County of Maricopa

I certify that I know or have satisfactory evidence that Jane Anne Geisler

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 President of Managed Protective Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8 July 2021

EL M H
Name: Elisa M Harris
Notary Public in and for the State of Arizona
Residing at: Tucson AZ
My appointment expires: 09 03 23

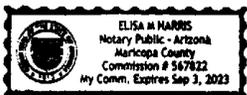


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P78185 / 4208-000-002-0000

LOT 2, PLAT OF WILDERNESS VILLAGE, DIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 48 THROUGH 50, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: The Sound Timber Company, an Iowa corporation
Purpose: 30 foot road right-of-way
Recording Date: November 5, 1935
Recording No.: 273805
Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the Willamette Meridian (being a portion of the underlying legal description of said plat)

Note: Exact location and extent of easement is undisclosed of record

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 30, 1973
Recording No.: 793933
Affects: Portion of said premises

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 the Plat of Wilderness Village Div. No. 1, recorded in Volume 10 of Plats, Pages 48 through 50:

Recording No: 788213

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: July 20, 1973
Recording No.: 788214

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 7, 2004
Recording No.: 200409070165

EXHIBIT "B"
Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 5, 2005
Recording No.: 200505050063

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 23, 2007
Recording No.: 200707230123

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 5, 2018
Recording No.: 201803050117

5. 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: Wilderness Village Community Association
Recording Date: July 20, 1973
Recording No.: 788214

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 Survey:

Recording No: 9711050049

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

Granted to: GTE Northwest Incorporated, a Washington corporation
Purpose: To install, inspect and maintain all of the facilities necessary to provide communication service, power service, and related service
Recording Date: November 18, 1997
Recording No.: 9711180005
Affects: Portion of said premises

8. The Terms, Conditions and Reservations as disclosed in "Resolution No. 1947-01":

EXHIBIT "B"
Exceptions
(continued)

Recording Date: September 25, 2001
Recording No.: 200109250075

9. The Terms, Conditions and Reservations as disclosed in "Resolution No. 2064-06":

Recording Date: March 14, 2006
Recording No.: 200603140115

10. Water Right Permit and the terms and conditions thereof:

Recording Date: May 12, 2008
Recording No.: 200805120179

11. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

12. 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."

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

EXHIBIT "B"
Exceptions
(continued)

14. City, county or local improvement district assessments, if any.
15. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.