

When recorded return to:

The Suzan Lynn Knisley Living Trust dated May 26, 1999
3455 South Everett Bowman Trail
Wickenburg, AZ 85390

GNW 21-11834

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ian Scott Robertson and Kristen Shank Robertson, Trustees of the 2008 Robertson Family Trust dated August 8, 2008, 5731 14th Drive West, Everett, WA 98203,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Suzan Lynn Knisley, Trustee of The Suzan Lynn Knisley Living Trust dated May 26, 1999

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:
Ptn. Gov. Lot 6, Section 6 Township 35 North, Range 5 East (aka Lot 1 SP 98-0005)

This 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): P120645

Dated: 7-9-2021

The 2008 Robertson Family Trust dated August 8, 2008

By: Kristen Shank Robertson
Kristen Shank Robertson, Trustee

By: Ian Scott Robertson
Ian Scott Robertson, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3152

Jul 12 2021

Amount Paid \$14235.00
Skagit County Treasurer
By Flora Cruz Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Kristen Shank Robertson and Ian Scott Robertson, Trustees of The 2008 Robertson Family Trust dated August 8, 2008 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: 9th day of July, 2021

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2025



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 24539 Finlan Place, Mount Vernon, WA 98274
Tax Parcel Number(s): P120645

Property Description:

Lot 1 of Skagit County Short Plat No. 98-0005, approved July 23, 2003 and recorded July 25, 2003 under Auditor's File No. 200307250237, records of Skagit County, Washington and being a portion of Government Lot 6 in Section 6 Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT B

21-11834-KH

1. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
2. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.
3. Any question of location, boundary or area related to Big Lake, including, but not limited to, any past or future changes in it.
4. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of Big Lake, if navigable.
5. Mineral Reservations in favor of Skagit County as disclosed by deed recorded May 9, 1932 under Auditor's File No. 250526.
6. Easement for road purposes recorded July 9, 1971 under Auditor's File No. 787718.
7. Easement in favor of Skagit Sewer District No. 2 recorded July 31, 1979 under Auditor's File No. 7907310013.
8. Mineral reservations as contained in deed recorded May 9, 1986 under Auditor's File No. 8605090032.
9. Matters disclosed by Survey recorded August 22, 1989 under Auditor's File No. 8908220061.
10. Easement for boat launching purposes reserved in deed recorded September 7, 1990 under Auditor's File No. 9009070129.
11. Boundary line covenants recorded September 7, 1990 under Auditor's File No. 9009070132.
12. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 17, 1995
Auditor's No(s): 9504170077, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer Mains
13. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 25, 2003
Auditor's No(s): 200307250235, records of Skagit County, Washington
In favor of: Various Lot Owners
For: Access, utilities and emergency vehicle turn around
Affects: As delineated on the face of said short plat.
Said easement contains, among other things, provisions for maintenance by the common users.

Statutory Warranty Deed
LPB 10-05

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14. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 25, 2003
Auditor's No(s): 200307250236, records of Skagit County, Washington
In favor of: Skagit County
For: Protected Critical Area
Affects: Tracts A, B, C of said short plat

15. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SHORT PLAT NO. 98-005 recorded July 25, 2003 as Auditor's File No. 200307250237.

16. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Edward Finlan, recorded August 7, 2003 as Auditor's File No. 200308070155.

17. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Edward Finlan, recorded March 10, 2005 as Auditor's File No. 200503100131.

18. Lot certification, including the terms and conditions thereof, recorded July 26, 2005 as Auditor's File No. 200507260016. Reference to the record being made for full particulars. The company makes no determination as to its affects.