

When recorded return to:

Bruce Walling, Jr and Krista Walling  
41743 South Skagit Highway  
Concrete, WA 98237

### STATUTORY WARRANTY DEED

Guardian NW Title 21-11667-TW

THE GRANTOR(S) Kenneth Joseph Rauch, as his separate estate, P O Box 849, Bridgeport, WA 98813,

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

in hand paid, conveys, and warrants to Bruce Walling, Jr and Krista Walling, husband and wife

the following described real estate, situated in the County Skagit, State of Washington:

Lot 14, "Plat of Skagitwilde, Skagit County, Washington," as per plat recorded in Volume 8 of Plats, pages 17 & 18, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.

Abbreviated legal description: Lot 14, Skagitwilde

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3220  
Jul 15 2021  
Amount Paid \$6181.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

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 "A" attached hereto

Tax Parcel Number(s): P69564 / 4013-000-014-0001

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-11667-TW

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Dated: 07/12/2021

*Kenneth Joseph Rauch*

Kenneth Joseph Rauch  
Kenneth Joseph Rauch

~~STATE OF WASHINGTON~~ <sup>Texas</sup>  
COUNTY OF Harris

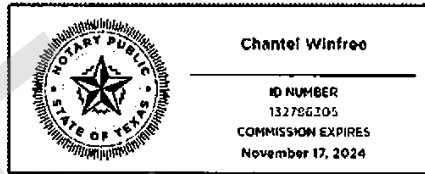
I certify that I know or have satisfactory evidence that Kenneth Joseph Rauch is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12 day of July, 2021

*Chantel Winfree*  
Signature Chantel Winfree

Notary Public, State of Texas  
Title

My appointment expires: 11/17/2024  
132786305



Notarized online using audio-video communication

## EXHIBIT A

21-11667-TW

1. 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 Plat of Skagitwilde recorded May 29, 1961 as Auditor's File No. 608189.

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagitwilde Corporation, recorded June 11, 2002 as Auditor's File No. 200206110025.

3. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Harold L. Thornton, & Margaret Jeanne Thornton, husband and wife, recorded May 29, 1961 as Auditor's File No. 608190.

4. Reservations, provisions and/or exceptions contained in instrument executed by Harold L. Thornton, and Margaret Jeanne Thornton, husband and wife, recorded December 9, 1965 as Auditor's File No. 675761.

5. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded October 22, 1962, as Auditor's File No. 627731.

6. Terms and conditions of Articles of Incorporation and Bylaws of Skagitwilde Corporation, including restrictions, regulations, and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 199604010128.

7. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagitwilde Corporation, recorded April 1, 1996 as Auditor's File No. 199604010126.

The above appears to be amended according to a document recorded April 1, 1996 as Auditor's File no. 199604010127.

8. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Finney Creek, or its banks, or which may result from such change in the future.

9. 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.)

10. Terms and conditions of Waiver and Covenant Not to Sue Skagit County and Adjacent to Natural Resource Land Property Owners, recorded September 12, 2001 as Auditor's File No. 200109120115.

11. Title notification that the subject property is adjacent to property designated Rural Reserve lands by Skagit county executed by Kenneth J. Rauch dated September 10, 2001, recorded September 12, 2001 as Auditor's File No. 200109120114. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

12. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY.

Statutory Warranty Deed  
I.P. 10-05

BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 7, 2002

Recorded: June 11, 2002

Auditor's No.: 200206110025

Executed By: Skagitwilde Corporation

Order No.: 21-11667-TW

Statutory Warranty Deed  
LPB 10-05

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