

**When recorded return to:**  
Istvan Cseri  
1130 Grand Ave  
Seattle, WA 98122

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3467  
Jul 29 2021  
Amount Paid \$85055.00  
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.: 620046775

**CHICAGO TITLE**  
620046775

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John (Jack) M Edson, Trustee of the Jack M Edson Revocable Living Trust Dated October 18, 2019

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Istvan Cseri, 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.)

Lot(s): 1 SP 116-77 in SE, 2-33-2E, W.M.

Tax Parcel Number(s): P15199 / 330202-0-000-0601

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 21, 2021

John (Jack) M Edson, Trustee of the Jack M Edson Revocable Living Trust Dated October 18, 2019

BY: \_\_\_\_\_  
John (Jack) M. Edson  
Trustee

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
John M. Edson  
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 Trustee of Jack M Edson Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 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): P15199 / 330202-0-000-0601**

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TRACT 1 OF SHORT PLAT 116-77, COMMONLY KNOWN AS EAGLE'S NEST, RECORDED JUNE 21, 1977 IN VOLUME 2 OF SHORT PLATS, PAGES 74, 75 AND 76 UNDER RECORDING NO. 858833, BEING A PORTION OF GOVERNMENT LOTS 4 AND 5 IN SECTION 2, TOWNSHIP 33 NORTH, RANGE 2 EAST W.M., IN 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 granted in a document:  

Granted to:	Puget Sound Power and Light Company
Purpose:	Electric transmission/distribution lines and appurtenances thereto
Recording Date:	October 19, 1971
Recording No.:	759375
Affects:	undisclosed
  
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Eagles Nest Short Plat 116-77:  
  
Recording No: 858833
  
3. Covenants, conditions, restrictions, reservations, and terms, 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 in the document  
  
Recording Date: March 28, 1977  
Recording No.: 853395
  
4. 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, 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 in the document  
  
Recording Date: June 22, 1977  
Recording No.: 858930
  
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, 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 in the document

**EXHIBIT "B"**  
Exceptions  
(continued)

Recording Date: September 1, 1988  
Recording No.: 8809010030

Modification(s) of said covenants, conditions and restrictions under

Recording No.: 8905080024  
Recording No.: 8907210001  
Recording No.: 9112060066  
Recording No.: 9206120120.

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: 9602070050
7. Assessments and charges and liability to further assessments or charges, including the terms, covenants, and provisions therein, by instruments, including the terms, covenants and provisions thereof  
  
Recording No.: 8809010030  
Recording No.: 9301290035
8. 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.
9. Assessments, if any, levied by Shelter Bay Community Inc..
10. Dues, charges and assessments, if any, levied by Shelter Bay Company.
11. Assessments, if any, levied by Eagles Nest Community, Inc..
12. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 23, 2021  
between Istvan Cseri ("Buyer")  
Buyer Buyer  
and Edson Jack M Living Trust ("Seller")  
Seller Seller  
concerning 1 Eagles Nest Drive La Conner WA 98257 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticate: Istvan Cseri 06/23/2021  
Buyer 11:43:13 AM PDT Date

Authenticate: Jack M Edson 06/24/2021  
Seller 10:49:57 AM PDT Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date