

When recorded return to:

Rex Sikora and Elizabeth Ann Sikora
505 4th Street South
Kirkland, WA 98033

GNW 21-11948

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua M. Shalan, as his separate estate and Lora Lynn Shalan, as to any interest, 2803 Medora Way, Everett, WA 98201,

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

in hand paid, conveys, and warrants to Rex Sikora and Elizabeth Ann Sikora, husband and wife

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. Tract H, Big Lake Waterfront Tracts (aka Lot 3 SP PL00-0750)

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): P119450

Dated: July 26, 2021

Joshua M. Shalan
Joshua M. Shalan

Lora Lynn Shalan
Lora Lynn Shalan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3499

Jul 30 2021

Amount Paid \$19575.00
Skagit County Treasurer
By Heather Beauvais 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 Joshua M. Shalan and Lora Lynn Shalan 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: 26 day of July, 2021

Crystal Deighton
Signature

Essex Assistant
Title

My appointment expires: 10-13-2024

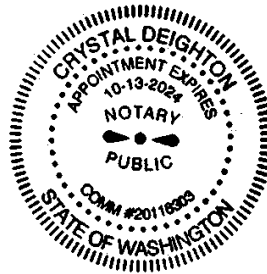


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 18399 Majestic Ridge Lane, Mount Vernon, WA 98274
Tax Parcel Number(s): P119450

Property Description:

PARCEL A:

Lot 3 of Skagit County Short Plat No. PL00-0750, approved August 19, 2002, recorded on August 20, 2002, under Auditor's File No. 200208200053, records of Skagit County, Washington; being a portion of Tract H, "BIG LAKE WATERFRONT TRACTS", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

PARCEL B:

An easement for ingress and egress, utilities and community access, as recorded under Auditor's File No. 653573, over those portions of Lots 52 and 53 of "BIG LAKE WATERFRONT TRACTS", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B

21-11948-KH

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:

Plat of Big Lake Waterfront Tracts

Recorded:

February 10, 1913

Auditor's No.:

Volume 4 of Plats, page 12

2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Adjoining property owners

Recorded: July 22, 1964

Auditor's No. 653573

Purpose: Ingress, egress, utilities and community access

Area Affected: A portion of subject property

3. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County Sewer District No. 2

And: Mike Perry

Dated: July 8, 1999

Recorded: July 13, 1999

Auditor's No.: 9907130070

Regarding: Annexation agreement resolution

4. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County Sewer District No. 2

And: Mike Perry

Dated: July 2, 1999

Recorded: July 13, 1999

Auditor's No.: 9907130071

Regarding: Sewer service agreement

5. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County Sewer District No. 2

And: Mike Perry

Dated: June 19, 2001

Recorded: July 17, 2001

Auditor's No.: 200107170102

Regarding: Developer extension agreement

6. EASEMENT AND PROVISIONS THEREIN:

Grantee:

Puget Sound Energy, Inc., a Washington corporation

Dated:

September 24, 2001

Recorded:

October 2, 2001

Auditor's No.:

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200110020126

Purpose:

"...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected:

Portions of the subject property

7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2

Recorded: April 29, 2002

Auditor's No. 200204290234

Purpose: Sewer line

Area Affected: Portion of the subject property

8. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. PL00-0750

Recorded: August 20, 2002

Auditor's No.: 200208200053

9. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: August 20, 2002

Auditor's No.: 200208200054

10. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Michael R. Perry

And: Public

Dated: May 21, 2002

Recorded: August 20, 2002

Auditor's No.: 200208200055

Regarding: Road maintenance agreement

Affects: Subject property and other property

11. TERMS AND CONDITIONS OF PROTECTED CRITICAL AREA EASEMENT AGREEMENT:

Recorded: August 20, 2002

Auditor's No.: 200208200056

12. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:

Michael R. Perry

And:

Skagit County Sewer District No. 2

Dated:

April 9, 2002

Recorded:

September 16, 2002

Auditor's No.:

200209160138

Regarding:

Permanent right of entry

13. Lot certification, including the terms and conditions thereof, recorded March 22, 2019 as Auditor's File No.

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201903220060. Reference to the record being made for full particulars. The company makes no determination as to its affects.

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