

When recorded return to:
Chad A. Lindbloom
225 N. Reed St Unit B
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3886
Aug 23 2021
Amount Paid \$2165.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048713

CHICAGO TITLE CO.

620048713

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jack A. Burns and Sheena K. Burns, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Chad A. Lindbloom, an unmarried person

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 4. PLAT OF WINDSONG RANCH ESTATES

Tax Parcel Number(s): P127536 / 4953-000-004-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 3, 2021

Jack A. Burns
Jack A. BurnsSheena K. Burns
Sheena K. BurnsState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Jack A. Burns and Sheena K. Burns
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: August 11 2021

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

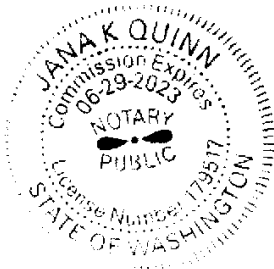


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P127536 / 4953-000-004-0000

LOT 4, PLAT OF WINDSONG RANCH ESTATES, AS PER PLAT RECORDED ON APRIL 9, 2008,
UNDER AUDITOR'S FILE NO. 200804090083, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Exceptions**

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossiils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
 Recording No.: 121746

The Company makes no representations about the present ownership of these reserved and excepted interests.

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

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 18, 1955
 Recording No.: 527377
 Affects: A portion of the Northeast Quarter of the Southeast Quarter

3. Agreement and the terms and condilions thereof:

Executed by: Philip E. Zeidner, M.D. Trustee for the Retirement Trust for the benefit of Philip E. Zeidner, M.D. wwi Katy Zeidner and Donald J. Dando and Amy M. Dando, husband and wife
 Recording Date: May 26, 1983
 Recording No.: 8305260009
 Regarding: The location of the boundary between the properties of the above parties is not the fence

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 28, 1983
 Recording No.: 8307280021
 Matters shown: Fence
 Affects: Lot 13 Windsong Ranch Estates only

EXHIBIT "B"Exceptions
(continued)

5. 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: July 31, 1984
 Recording No.: 8407310027
 Affects: A portion of the North Half of the Northeast Quarter of the Southeast Quarter

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

In favor of: Donald L. Bradley
 Purpose: Ingress, egress and utilities
 Recording Date: January 21, 1985
 Recording No.: 8501210006
 Affects: A portion of the Northeast Quarter of the Southeast Quarter

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

Granted to: Water District No. 1 of Skagit County, Washington
 Purpose: Pipe lines and appurtenances
 Recording Date: April 25, 1989
 Recording No.: 8904250085
 Affects: A portion of the Northeast Quarter of the Southeast Quarter

We note a Revocation of said easement recorded July 7, 1989, under Recording No. 8907070063, records of Skagit County, Washington, executed by Philip E. Zeidner and Kathryn J. Zeidner, husband and wife.

8. 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: June 16, 1993
 Recording No.: 9306160097
 Affects: A portion of the Northeast Quarter of the Southeast Quarter

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

EXHIBIT "B"Exceptions
(continued)

In favor of: Donald J. Dando and Amy M. Dando, husband and wife
 Purpose: Common Drive
 Recording Date: October 28, 1993
 Recording No.: 9310280159
 Affects: A portion of the Northeast Quarter of the Southeast Quarter

10. Agreement and the terms and conditions thereof:

Executed by: Philip E. Zeidner, M.D. individually and as Trustee for the Retirement Trust
 for the benefit of Philip Zeidner, M.D. and Katy Zeidner
 Recording Date: October 28, 1993
 Recording No.: 9310280159
 Regarding: Common drive

11. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: April 28, 2005
 Recording No.: 200504280008

Said document being a re-recording of Recording No. 200502160067.

12. Skagit County Variance No. PP 05-0457 and the terms and conditions thereof:

Recording Date: December 1, 2005
 Recording No.: 200512140138

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

In favor of: Puget Sound Energy, Inc.
 Purpose: Underground electric system, together with necessary appurtenances
 Recording Date: July 17, 2006
 Recording No.: 200607170159
 Affects: Portion of said premises

14. 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 Windsong Ranch Estates:

Recording No.: 200804090083

15. Plat Lot of Record Certification and the terms and conditions thereof:

EXHIBIT "B"

Exceptions
(continued)

Recording Date: April 9, 2008
Recording No.: 200804090084
Affects: Lots 1-13 of Plat of WindSong Ranch

16. Operation and Maintenance Manual For the Stormwater Collection System and Detention System and the terms and conditions thereof

Recording Date: April 9, 2008
Recording No.: 200804090085

17. Natural Resource Land Easement Agreement and the terms and conditions thereof:

Recording Date: April 9, 2008
Recording No.: 200804090086

18. Open Space Protected Area Easement Agreement and the terms and conditions thereof:

Recording Date: April 9, 2008
Recording No.: 200804090087

19. 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: April 9, 2008
Recording No.: 200804090088

20. 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: Windsong Ranch Estates Homeowners Association, its successors and assigns
Recording Date: April 9, 2008
Recording No.: 200804090088

21. 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

EXHIBIT "B"Exceptions
(continued)

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."

22. City, county or local improvement district assessments, if any.