

When recorded return to:

Mark Andrew Wees and Sara Diane Wees
306 Longtime Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4074

Sep 02 2021

Amount Paid \$12722.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048271

CHICAGO TITLE
620048271

STATUTORY WARRANTY DEED

THE GRANTOR(S) West Coast Builders LLC, a limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Sara Diane Wees and Mark Andrew Wees, Wife and Husband

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 13, ANKNEY HEIGHTS

Tax Parcel Number(s): P118258 / 4779-000-013-0000

Subject to:

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

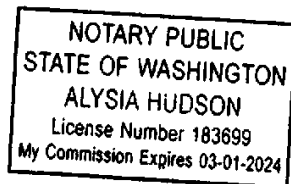
STATUTORY WARRANTY DEED
(continued)

Dated: August 30, 2021

West Coast Builders LLC

BY: Roger Wills
Roger WillsState of Washington
County of SkagitI certify that I know or have satisfactory evidence that Roger Wills

~~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 Managing Member of West Coast Builders LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 30, 2021

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118258 / 4779-000-013-0000

LOT 13, PLAT OF ANKNEY HEIGHTS, AS PER PLAT RECORDED ON AUGUST 23, 2001 UNDER AUDITOR'S FILE NO. 200108230090, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A 50% UNDIVIDED INTEREST IN LOT A DELINEATED ON THE FACE OF SAID PLAT, ALSO KNOWN AS A PRIVATE ROADWAY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: October 3, 1955
Recording No.: 525232
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation
Regarding: Pipeline(s) and/or main(s) for the transmission and/or distribution of water together with right of ingress and egress
2. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: October 18, 1960
Recording No.: 599945
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation
Regarding: Pipeline(s) and/or main(s) for the transmission and/or distribution of water together with right of ingress and egress
3. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: August 7, 1979
Recording No.: 7908070035
In favor of: Puget Sound Power and Light
For: Electric transmission and/or distribution line

Said easement is purportedly released under instrument recorded October 7, 1996, under recording number 9610070065.
4. 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: 9205280022
5. Easement, including the terms and conditions thereof, conveyed by instrument;

Dated: May 21, 1992
Recording Date: May 29, 1992
Recording No.: 9205290074
For: Utilities

EXHIBIT "B"

**Exceptions
(continued)**

6. Easement, including the terms and conditions thereof, granted by instrument;
- Recording Date: June 25, 1992
Recording No.: 9206250091
In favor of: Puget Sound Power and Light
For: Electric transmission and/or distribution line
7. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recording Date: February 20, 2001
Recording No.: 200102200088
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line
8. 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 **PLAT OF ANKNEY HEIGHTS:**
- Recording No: 200108230090
9. 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: May 29, 1992
Recording No.: 9205290075
10. 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: August 10, 2001
Recording No.: 200108100314
- Modification(s) of said covenants, conditions and restrictions

EXHIBIT "B"

**Exceptions
(continued)**

Recording No.: 200201310042
Recording No.: 200211270215
Recording No.: 200406250159
Recording No.: 200411150148

11. Liens and charges as set forth in the above mentioned declaration,

Payable to: Ankney Heights Homeowners Association

12. 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."

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by Sedro Woolley.
16. Assessments, if any, levied by Ankney Heights Homeowners Association.