

**When recorded return to:**  
Heidi Sanford  
14971 Wilbur Rd  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-4089  
Sep 03 2021  
Amount Paid \$2549.00  
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.: 620049017

**CHICAGO TITLE**  
620049017

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kwonesum LLC, a Washington 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 Heidi Sanford, an unmarried person

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

Lot 8, Plat of Kwonesum, according to the plat thereof recorded in Volume 12 of Plats, Page 39, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P81099 / 4388-000-008-0006

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 1, 2021

Kwonesum LLC

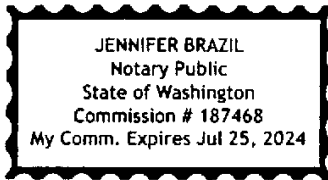
BY: *Pamela Johnson*  
Pamela Johnson  
Manager

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Pamela Johnson

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 Manager of Kwonesum LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9-2-2021



*Jennifer Brazil*  
Name: Jennifer Brazil  
Notary Public in and for the State of Washington  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
Exceptions

1. 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.
  
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 PLAT OF KWONESUM:  
  
Recording No: 892992
  
3. Record of Survey  
  
Recording Date: March 10, 2016  
Recording No.: 201603100070  
Affects: abutting roadway
  
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
Recorded: May 27, 1945  
Auditor's No(s): 8005270045  
Executed by: Kwonesum Associates  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: December 15, 2003  
Recording No.: 200312150158
  
5. Declaration of Covenant including the terms, covenants and provisions thereof  
  
Recording Date: November 28, 1979  
Recording No.: 7911280020
  
6. Variance, including the terms, covenants and provisions thereof  
  
Recording Date: June 22, 1982  
Recording No.: 8206220032

**EXHIBIT "A"**

Exceptions  
(continued)

7. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: March 3, 1986  
 Auditor's No(s): 8603030056  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: Entire plat
8. Agreement including the terms, covenants and provisions thereof  
 Recording Date: September 24, 2004  
 Recording No.: 200409240061  
 Regarding: Kwonesum community wastewater collection and treatment system
9. 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: 201603100070
10. 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."
11. Assessments, if any, levied by Kwonesum Association.

**EXHIBIT "A"**  
Exceptions  
(continued)

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