

When recorded return to:

Robert E. Kilcup and Megan J. Kilcup
3251 Blanchard Knob Trail
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245445485

CHICAGO TITLE CO.
620049407

STATUTORY WARRANTY DEED

THE GRANTOR(S) BS 80, L.L.C., a Washington Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Robert E. Kilcup and Megan J. Kilcup, husband and wife

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

Lot 7, Plat of Samish Heights, as per plat thereof recorded October 28, 2020, under Recording No. 202010280212, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P135292/6077-000-007-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4975

Oct 29 2021

Amount Paid \$7685.00
Skagit County Treasurer
By Lena Thompson Deputy

Subject to:

1. Reservation of a mining claim as retained by Ed Davis, Larry Heiner and G.B. Heiner including the terms, covenants and provisions thereof
Recording Date: November 12, 1954
Recording No.: 509119
2. Reservation contained in Deed including the terms, covenants and provisions thereof
Recording Date: February 26, 1962
Recording No.: 618424
3. Easement for Ingress and egress in favor of Washington Loggers Corporation as disclosed

STATUTORY WARRANTY DEED

(continued)

by document including
the terms, covenants and provisions thereof
Recording Date: December 23, 1983
Recording No.: 8312230018
Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by
survey,
Recording Date: February 2, 1984
Recording No.: 8402020040
5. Notice of Moratorium on Non-Forestry use of land including the terms, covenants and
provisions thereof
Recording Date: August 15, 1997
Recording No.: 9708150001
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a
document:
Granted to: BS80, LLC and PS 103, LLC
Purpose: Access
Recording Date: May 14, 2007
Recording No.: 200705140191
Extinguishment of Easement under Recording No. 201812170083
7. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed
by survey,
Recording Date: October 24, 2007
Recording No.: 200710240038
8. Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: October 1, 2008
Recording No.: 200810010068
9. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and
provisions thereof
Recording Date: September 10, 2009
Recording No.: 200909100071
10. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and
provisions thereof
Recording Date: September 10, 2009
Recording No.: 200909100072
11. Lot Certification including the terms, covenants and provisions thereof
Recording Date: March 11, 2010
Recording No.: 201003110005
Well Head Protection Protected Critical Area Site Plan including the terms, covenants and
provisions thereof
Recording Date: February 7, 2011
Recording No.: 201102070122
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a
document:
Granted to: Puget Sound Energy, Inc.
Purpose: Utility Systems
Recording Date: January 25, 2016
Recording No.: 201601250061
14. Quit Claim Deed regarding water rights, including the terms, covenants and provisions

STATUTORY WARRANTY DEED

(continued)

thereof

Recording Date: September 23, 2020

Recording No.: 202009230059

15. 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 Samish

Heights:

Recording No: 202010280212

16. Lot Certificate, including the terms, covenants and provisions thereof

Recording Date: October 28, 2020

Recording No.: 202010280213

17. Maintenance Manual, including the terms, covenants and provisions thereof

Recording Date: October 28, 2020

Recording No.: 202010280214

18. 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, 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: October 28, 2020

Recording No.: 202010280215

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: Chuckanut Scenic Estates Owners' Association

Recording Date: October 28, 2020

Recording No.: 202010280215

20. Grant Deed of Conservation Easement, Natural Resource Land Easement, including the terms, covenants and

provisions thereof

Recording Date: October 28, 2020

Recording No.: 202010280216

21. Water System Easement, including the terms, covenants and provisions thereof

Recording Date: October 28, 2020

Recording No.: 202010280217

22. Rate and Latecomers Agreement, including the terms, covenants and provisions thereof

Recording Date: October 28, 2020

Recording No.: 202010280218

STATUTORY WARRANTY DEED
(continued)

23. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Chuckanut Scenic Estates Owners' Association, a Washington non-profit corporation
Purpose: View Protection Easement
Recording Date: March 31, 2021
Recording No.: 202103310096
Affects: as described in said instrument

Dated: September 29, 2021

BS 80, L.L.C., a Washington Limited Liability Company

BY: *[Signature]*
Patrick J. Stephens
Sole Member

State of WA
County of Whatcom
I certify that I know or have satisfactory evidence that Patrick J. Stephens

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 Sole Member of BS 80, 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: 10/1/21

[Signature]
Name: Tami Hackney
Notary Public in and for the State of WA
Residing at: Bellingham WA
My appointment expires: 4/8/25

TAMI HACKNEY
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
License # 7966
Expires April 08, 2025