

When recorded return to:
Holly MacKechnie and Nancy Martin
1231 NE 96th St
Seattle, WA 98115

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049574

CHICAGO TITLE
620049574

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nannette E. Darbous Marthaller, an unmarried person as her separate estate for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Holly MacKechnie and Nancy Martin, a married couple

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

LOT 1, REPLAT OF THE FIRST ADDITION TO BIG LAKE WATER FRONT TRACTS LOTS 122-127, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 3, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5153

Nov 09 2021

Amount Paid \$5125.00

Skagit County Treasurer

By Josie Bear Deputy

Tax Parcel Number(s): P78686 / 4222-000-001-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 3, 2021


Nannette E. Darbous Marthaller

State of Washington
County of Snohomish

This record was acknowledged before me on 11.08.2021 by Nannette E. Darbous Marthaller.


(Signature of notary public)

Notary Public in and for the State of WA
Residing at: ARLINGTON
My commission expires: 03.01.2024

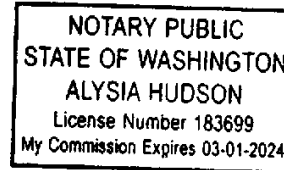


EXHIBIT "A"
Exceptions

1. Rights of Day Lumber and their successors, if any, to build and maintain a dam across the outlet creek of Big Lake, together with rights to overflow and inundate the shoreline of Big Lake including the terms, covenants and provisions thereof

Recording Date: April 21, 1924
Recording No.: 173578

2. 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 First Addition Big Lake Waterfront Tracts:

Recording No: 104858

3. 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 Replat of First Addition Big Lake Water Front Tracts Lots 122-127:

Recording No: 808182

4. Finding of fact entry of order no. PL 96 0249 and the terms and conditions thereof:

Recording Date: June 20, 1996
Recording No.: 9606200034

5. 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: 202004150028

6. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Big Lake.

EXHIBIT "A"Exceptions
(continued)

7. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Big Lake.
8. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
9. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
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. City, county or local improvement district assessments, if any.