

When recorded return to:
Ryan Lee Bennett and Gretchen Monique Bennett
29 Golden Eagle Lane
Littleton, CO 80127

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5751

Dec 16 2021

Amount Paid \$8169.65

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPAY

620046644

Escrow No.: 245445288

STATUTORY WARRANTY DEED

THE GRANTOR(S) BS 80, LLC, 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 Ryan Lee Bennett and Gretchen Monique Bennett, a married couple

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

LOT 6, PLAT OF SAMISH HEIGHTS, AS PER PLAT THEREOF RECORDED OCTOBER 28, 2020, UNDER RECORDING NO. 202010280212, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P135291, 6077-000-006-0000

Subject to:

1. 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

STATUTORY WARRANTY DEED
(continued)

3. Easement for Ingress and egress in favor of Washington Loggers Corporation as disclosed by document including the terms, covenants and provisions thereof
Recording Date: December 23, 1983
Recording No.: 8312230018
4. 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
12. 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

STATUTORY WARRANTY DEED

(continued)

14. 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

15. Quit Claim Deed regarding water rights, including the terms, covenants and provisions thereof

Recording Date: September 23, 2020

Recording No.: 202009230059

16. 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

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

Recording Date: October 28, 2020

Recording No.: 202010280213

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

Recording Date: October 28, 2020

Recording No.: 202010280214

19. 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

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: Chuckanut Scenic Estates Owners' Association

Recording Date: October 28, 2020

Recording No.: 202010280215

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

STATUTORY WARRANTY DEED
(continued)

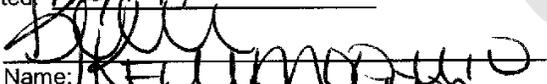
provisions thereof
Recording Date: October 28, 2020
Recording No.: 202010280216
22. Water System Easement, including the terms, covenants and provisions thereof
Recording Date: October 28, 2020
Recording No.: 202010280217
23. Rate and Latecomers Agreement, including the terms, covenants and provisions thereof
Recording Date: October 28, 2020
Recording No.: 202010280218
said agreement was amended Oct. 14, 2021 under 202110140032.

Dated: December 10, 2021

BS 80, LLC
BY: 
Patrick J. Stephens
Sole Member

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Patrick J. Stephens is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Sole Member of BS 80, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/14/2021

Name: Kelli Moquin
Notary Public in and for the State of WA
Residing at: Blaine
My appointment expires: 08/17/2025

