

**When recorded return to:**

William A. Thompson, III and Natalya A. Thompson  
1509A Riverside  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-664

Feb 23 2022

Amount Paid \$3013.00  
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.: 620049942

**CHICAGO TITLE**

620049942

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) KRS Fidalgo, LLC, a Wyoming 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 William A. Thompson, III and Natalya A. Thompson, a married  
couple

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

LOT 7, MARINERS COVE SHORT PLAT ANA-06-002, APPROVED APRIL 14, 2008,  
RECORDED APRIL 21, 2008, UNDER AUDITOR'S FILE NO. 200804210233, RECORDS OF  
SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 7, SECTION  
30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

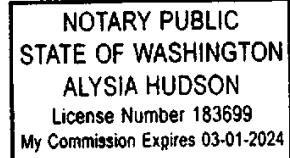
Tax Parcel Number(s): P127526 / 350230-4-108-0700

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 22, 2022

KRS Fidalgo, LLC  
A Wyoming limited liability companyBY:   
Russ Winegar, MemberState of Washington  
County of SkagitThis record was acknowledged before me on 02.22.2022 byRuss Winegaras Member of  
KRS Fidalgo, LLCAlysia Hudson  
(Signature of notary public)Notary Public in and for the State of Washington  
Residing at: Arington  
My commission expires: 03.01.2024

**EXHIBIT "A"**  
Exceptions

1. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highway or highways to be constructed on lands conveyed by Deed:

To: State of Washington  
Recording Date: September 27, 1956  
Recording No.: 542116

2. Release of all claims and damages as set forth in releases of damages and the terms and conditions thereof:

Recording Date: February 4, 1960  
Recording No.: 591206

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 200203070143

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: March 26, 2007  
Recording No.: 200703260151  
Affects: Portion of said premises

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Mariners Cove Short Plat NO. ANA-06-002:

Recording No: 200804210233

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

6. 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: April 21, 2008  
Recording No.: 200804210234

7. Assessments, if any, levied by Anacortes.
8. City, county or local improvement district assessments, if any.