

When recorded return to:

Ryan Nootenboom and Sandra Rose Nootenboom
20292 Gardner Court
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-989

Mar 14 2022

Amount Paid \$5605.00
Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 22-14371

STATUTORY WARRANTY DEED

THE GRANTOR(S) Chad Fisher and Colleen Hulbert Fisher, husband and wife, 11703 Bayview Edison Road, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Ryan Nootenboom and Sandra Rose Nootenboom, husband and wife

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

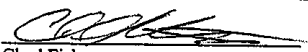
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

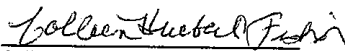
Abbreviated legal description: Property 1:
Lot 6, FINAL PLAT OF BRIDGEWATER ESTATES PHASE I

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P105632

Dated: 3/11/22


Chad Fisher


Colleen Hulbert Fisher

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 11th day of March, 2022 by Chad Fisher and Colleen Hulbert Fisher.

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-25



UNOFFICIAL DOCUMENT

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 13268 Bridgeview Way, Mount Vernon, WA 98273
Tax Parcel Number(s): P105632

Property Description:

Lot 6, "FINAL PLAT OF BRIDGEWATER ESTATES PHASE I", as per plat recorded in Volume 15 of Plats, Pages 174 and 175, records of Skagit County, Washington.

EXCEPT that portion of Lot 6 lying within the following description:

Commencing at the intersection of the East right-of-way margin of the County road (Bayview Edison Road) and the North line of the South ½ of the Southwest ¼ of Section 32, Township 35 North, Range 3 East, W.M.; thence South 89°40'37" East 832.07 feet along said North line (also being the South line of Tract X as shown on Skagit County Short Plat No. 93-033, recorded in Volume 10 of Short Plats, pages 223 and 224) to the Southeast corner of Tract X (also being a common corner to Lots 6 and 7, of said Final Plat of Bridgewater Estates Phase I, as recorded in Volume 15 of Plats, pages 174 and 175) and being the true point of beginning; thence continue South 89°40'37" East, 982.93 feet along said North line of the South ½ of the Southwest ¼; thence North 00°03'42" East, 8.65 feet parallel with the East line of the Southwest ¼ of said Section 32 to an existing fence line (as shown on the face of said Final Plat of Bridgewater Estates Phase I, and in the Final Plat of Bridgewater Estates Phase II); thence North 89°25'16" West 982.88 feet along said fence line to the West line of said Lot 6, Final Plat of Bridgewater Estates Phase I (also being the Northeast corner of said Tract X, Short Plat No. 93- 033); thence South 00°24'55" West 13.04 feet along the East line of said Tract X to the true point of beginning.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14371-KH

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EXHIBIT B
22-14371-KH

1. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on September 24, 1992 and recorded October 15, 1992, as Auditor's File No. 9210150102.
2. Agreement, affecting subject property, regarding water supply and the terms and provisions thereof between King's Men Construction and P.U.D. No. 1 of Skagit County, dated October 16, 1992 recorded October 21, 1992 as Auditor's File No. 9210210096.
3. Agreement, affecting subject property, regarding payment for drainage services and the terms and provisions thereof between King's Men Construction, Inc., a Washington Corporation and Drainage District No. 8 of Skagit County, Washington, dated July 28, 1992, recorded April 6, 1994 as Auditor's File No. 9404060081.

Said Agreement was re-recorded and Amended by document recorded under Auditor's File No. 9404190099.

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Final Plat of Bridgewater Estates, Phase I recorded May 24, 1994, as Auditor's File No. 9405240117.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

5. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Fermin J. (Skip) Yadon and Claud O. Linn, d/b/a King's Men Construction, Inc., a Washington State Corporation, dated August 25, 1994, recorded August 26, 1994 as Auditor's File No. 9408260106.

Above covenants, conditions and restrictions were amended on May 20, 2015 and recorded June 2, 2015 as Auditor's File No. 201506020101.

6. Terms, conditions and provisions set forth in the By-Laws for Bridgewater Estates Homeowners Association, recorded under Auditor's File No. 9408260104, and in Articles of Incorporation for said Association, recorded under Auditor's File No. 9408260105.

Amended and Restated Bylaws of Bridgewater Estates Homeowners Association recorded as Auditor's File No. 201506020102.

7. Easement affecting a portion of lots 5 and 6 for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on June 28, 1993 and recorded July 2, 1993, as Auditor's File No. 9307020060.