

**When recorded return to:**  
Neelkanth Desai and Johanna White  
15803 98th Ave NE  
Bothell, WA 98011

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221177

Mar 25 2022

Amount Paid \$7687.40  
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 Company**  
**620050626**

Escrow No.: 245448376

**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 Neelkanth Desai and Johanna White, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 10, 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): P135295, 6077-000-010-0000

Subject to:

1. 1. Reservation of a mining claim as retained by Ed Davis, Larry Heiner and G.B. Heiner and the terms and conditions thereof:  
Recording Date: November 12, 1954  
Recording No.: 509119
2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed  
Grantor: Annabell Brown formerly Annabell Stephens

**STATUTORY WARRANTY DEED**  
(continued)

Recording Date: February 26, 1962

Recording No.: 618424

The Company makes no representations about the present ownership of these reserved and excepted interests

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Washington Loggers Corporation, a Washington corporation

Purpose: Ingress and egress

Recording Date: December 23, 1983

Recording No.: 8312230018

Affects: Portion of said premises

4. 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: 8402020040

5. Notice of Moratorium on Non-Forestry use of land and the terms and conditions 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

Affects: Portion of said premises

Extinguishment of Easement is recorded under Recording No. 201812170083.

7. 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: 200710240038

8. Lot of Record Certification and the terms and conditions thereof:

Recording Date: October 1, 2008

**STATUTORY WARRANTY DEED**  
(continued)

Recording No.: 200810010068  
9. Quit Claim Deed for Boundary Line Adjustment and the terms and conditions thereof:  
Recording Date: September 10, 2009  
Recording No.: 200909100071  
10. Quit Claim Deed for Boundary Line Adjustment and the terms and conditions thereof:  
Recording Date: September 10, 2009  
Recording No.: 200909100072  
11. Lot of Record Certification and the terms and conditions thereof:  
Recording Date: March 11, 2010  
Recording No.: 201003110005  
12. Well Head Protection Protected Critical Area Site Plan and the terms and conditions 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., a Washington corporation  
Purpose: Utility systems  
Recording Date: January 25, 2016  
Recording No.: 201601250061  
Affects: Portion of said premises  
14. Quit Claim Deed regarding water rights and the terms and conditions thereof:  
Recording Date: September 23, 2020  
Recording No.: 202009230059  
15. 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 the Plat of Samish Heights:  
Recording No.: 202010280212  
16. Lot of Record Certificate and the terms and conditions thereof:  
Recording Date: October 28, 2020  
Recording No.: 202010280213  
17. Maintenance Manual and the terms and conditions thereof:  
Recording Date: October 28, 2020  
Recording No.: 202010280214  
18. 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,

**STATUTORY WARRANTY DEED**

(continued)

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

19. 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 and the terms and conditions thereof:

Recording Date: October 28, 2020

Recording No.: 202010280216

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

Granted to: Northwest Water Services, LLC, a Washington limited liability company

Purpose: Water system

Recording Date: October 28, 2020

Recording No.: 202010280217

Affects: Portion of said premises

22. Rate and Latecomers Agreement and the terms and conditions thereof:

Recording Date: October 28, 2020

Recording No.: 202010280218

The Amendment for the above mentioned Agreement is recorded under Recording No.

202110140032

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

Recording Date: March 31, 2021

Recording No.: 202103310096

Affects: Portion of said premises and other premises

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 10, 2022

BS 80, LLC

BY: [Signature]  
Pat Stephens  
Member

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Pat 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 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: 3/16/22

[Signature]  
Name: Kirstin Hunt  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: 7-29-22

