

When recorded return to:

Kent Thomas
7420 Windsong Lane LLC
510 Lakeway Dr
Bellingham, WA 98225

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620051230

Escrow No.: 620051230

STATUTORY WARRANTY DEED

THE GRANTOR(S) Chad A. Lindbloom, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to 7420 Windsong Lane LLC, a Washington limited liability
company

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

LOT 4, PLAT OF WINDSONG RANCH ESTATES, AS PER PLAT RECORDED ON APRIL 9,
2008, UNDER AUDITOR'S FILE NO. 200804090083, 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): P127536 / 4953-000-004-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221552

Apr 14 2022

Amount Paid \$3525.00

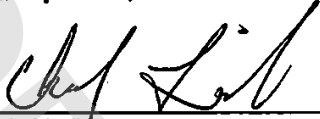
Skagit County Treasurer

By Lena Thompson Deputy

WA-CT-FNRV-02150.620019-620051230

STATUTORY WARRANTY DEED

(continued)

Dated: **April 14, 2022**

Chad A. Lindbloom

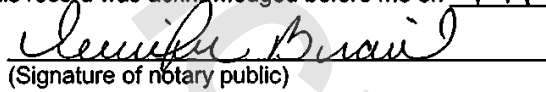
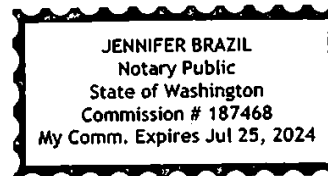
State of Washington
County of SkaagitThis record was acknowledged before me on 4-14-2022 by Chad A. Lindbloom.
(Signature of notary public)Notary Public in and for the State of Washington
Residing at: Skaagit County
My commission expires: 7-25-2024

EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 121746

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

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

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

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 18, 1955
Recording No.: 527377

3. Agreement and the terms and conditions thereof:

Executed by: Philip E. Zeidner, M.D. Trustee for the Retirement Trust for the benefit of Philip E. Zeidner, M.D. wwi Katy Zeidner and Donald J. Dando and Amy M. Dando, husband and wife
Recording Date: May 26, 1983
Recording No.: 8305260009
Regarding: The location of the boundary between the properties of the above parties is not the fence

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:

EXHIBIT "A"

**Exceptions
(continued)**

Recording No: 8307280021

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

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 31, 1984
Recording No.: 8407310027

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

In favor of: Donald L. Bradley
Purpose: Ingress, egress and utilities
Recording Date: January 21, 1985
Recording No.: 8501210006

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

Granted to: Water District No. 1 of Skagit County, Washington
Purpose: Pipe lines and appurtenances
Recording Date: April 25, 1989
Recording No.: 8904250085

We note a Revocation of said easement recorded July 7, 1989, under Recording No. 8907070063, records of Skagit County, Washington, executed by Philip E. Zeidner and Kathryn J. Zeidner, husband and wife.

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

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: June 16, 1993
Recording No.: 9306160097

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

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

In favor of: Donald J. Dando and Amy M. Dando, husband and wife
Purpose: Common Drive
Recording Date: October 28, 1993
Recording No.: 9310280159

10. Agreement and the terms and conditions thereof:

Executed by: Philip E. Zeidner, M.D. individually and as Trustee for the Retirement Trust
for the benefit if Philip Zeidner, M.D. wwi Katy Zeidner
Recording Date: October 28, 1993
Recording No.: 9310280159
Regarding: Common drive

11. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: April 28, 2005
Recording No.: 200504280008

Said document being a re-recording of Recording No. 200502160067.

12. Skagit County Variance No. PP 05-0457 and the terms and conditions thereof:

Recording Date: December 1, 2005
Recording No.: 200512140138

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

In favor of: Puget Sound Energy, Inc.
Purpose: Underground electric system, together with necessary appurtenances
Recording Date: July 17, 2006
Recording No.: 200607170159

14. 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 Windsong Ranch Estates:

Recording No: 200804090083

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

15. Plat Lot of Record Certification and the terms and conditions thereof:
- Recording Date: April 9, 2008
Recording No.: 200804090084
Affects: Lots 1-13 of Plat of WindSong Ranch
16. Operation and Maintenance Manual For the Stormwater Collection System and Detention System and the terms and conditions thereof
- Recording Date: April 9, 2008
Recording No.: 200804090085
17. Natural Resource Land Easement Agreement and the terms and conditions thereof:
- Recording Date: April 9, 2008
Recording No.: 200804090086
18. Open Space Protected Area Easement Agreement and the terms and conditions thereof:
- Recording Date: April 9, 2008
Recording No.: 200804090087
19. 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 9, 2008
Recording No.: 200804090088
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: Windsong Ranch Estates Homeowners Association, its successors and assigns
Recording Date: April 9, 2008
Recording No.: 200804090088
21. City, county or local improvement district assessments, if any.
22. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

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

"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."

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 08, 2022
between 7420 Windsong Lane LLC ("Buyer")
and Chad Lindbloom ("Seller")
concerning 7429 Windsong Lane Sedro Woolley WA 98284 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

 3-24-22
Buyer Date

 03-23-22
Seller Date

Buyer Date

Seller Date