

When recorded return to:  
William Finkbeiner and Kristin Rowe Finkbeiner  
12011 Bel-Red Road  
Bellevue, WA 98005

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20235202  
Jan 17 2023  
Amount Paid \$7365.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

11900 NE 1st St., Suite 110  
Bellevue, WA 98005

**CHICAGO TITLE COMPANY**  
**620053407**

Escrow No.: 0250131-OC

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael J. Repass, a single individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to William Finkbeiner and Kristin Rowe Finkbeiner, a married couple and Kimberlee Finkbeiner, a single individual

LOTS 10 AND 11, "PLAT OF POTLATCH BEACH", ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 6 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY,  
WASHINGTON;  
TOGETHER WITH TIDELANDS OF THE SECOND CLASS SITUATE IN FRONT OF, ADJACENT  
TO  
AND ABUTTING UPON SAID LOTS.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): 3967-000-011-0002, P68040

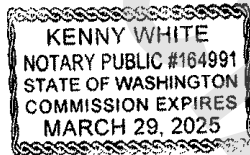
Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 11, 2023

Michael J Repass  
Michael J. Repass

State of WA  
County of KingThis record was acknowledged before me on 1/11/2023 by Michael J. Repass.[Signature]  
(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 3/29/2025

**EXHIBIT "A"**  
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. 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 Potlatch Beach:  
Recording No: 406855
2. 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 such entry  
Grantor: State of Washington  
Recording No.: 87523  
Recording No.: 87524  
Recording No.: 403142  
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.
3. Resolution No. 1716-96 and the Terms and Conditions thereof;  
Recording Date: June 14, 1996  
Recording No.: 9606140045
4. Water Service Agreement and the Terms and Conditions thereof;  
Recording Date: January 25, 2001  
Recording No.: 200101250062
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.