

202301240062

01/24/2023 03:19 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:

Michael E. Kusilek and Kimberly J. Kusilek
16928 View Lane
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235277

Jan 24 2023

Amount Paid \$12855.00
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

CHICAGO TITLE

620053103

Escrow No.: 620053103

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patrick W. Shields and Christina L. Shields, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michael E. Kusilek and Kimberly J. Kusilek, a married couple

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

LOT 42, "SHOREWOOD", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 82
AND 83, 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): P69205 / 4000-000-042-0002

Subject to:

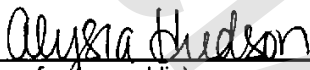
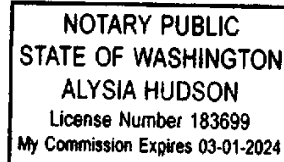
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: 01/23/23


Patrick W. Shields_____
Christina L. ShieldsState of Washington
County of Snohomish

Att 01/23/2023

This record was acknowledged before me on 01/23/2023 by Patrick W. Shields and Christina L. Shields.
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

STATUTORY WARRANTY DEED
(continued)Dated: Jan. 23, 2023

Patrick W. Shields

Christina L. Shields

State of Washington
County of YakimaThis record was acknowledged before me on Jan. 23, 2023 by ~~Patrick W. Shields~~ and Christina L. Shields.Becki A. Willard
(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 5/19/26**BECKI A WILLARD**
NOTARY PUBLIC #30207
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 19, 2026

EXHIBIT "A"**Exceptions**

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 Plat of Shorewood:

Recording No: 731984
2. 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

Recorded: October 21, 1969
Auditor's No.: 732167

AMENDED by instrument(s):

Recorded: October 5, 1982
Auditor's No.: 8210050015
3. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: March 5, 1937
Auditor's No.: 287328
In favor of: Puget Sound Power and Light
For: Construction, maintenance and electrical transmission and distribution line
Affects: Prohibition against blasting
4. Stipulation contained in deed

Recording Date: March 1, 1955
Recording No.: 513864
As Follows:
"Title to the land herein described shall be subject to any existing easement for public roads and highways, for public utilities and for railroads and pipe lines and any other right of way of record as well as reservations for ditches or canals constructed by authority of the United States"
5. Easement, including the terms and conditions thereof, disclosed by instrument(s):

Recorded: November 16, 1993

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

Auditor's No.: 9311160158
In favor of: Swinomish Utility and Environmental Services Authority
For: Water Lines

6. The Land lies within the boundaries of the Swinomish Indian Reservation and is subject to the rights of the Indian tribe to exercise governmental powers, including the power to tax.
7. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.
8. Restrictions, including any restraint against alienation, as contained in the deed or the federal patent and the act authorizing the issuance thereof, under which title is vested.
9. 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."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by Swinomish Tribal Community.
12. Assessments, if any, levied by Town of La Conner Sewer District.
13. City, county or local improvement district assessments, if any.