

When recorded return to:
Thomas Kearnes
788 Richards St 806
Vancouver BC V6B0C8 Canada

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235895

Mar 22 2023

Amount Paid \$4901.00
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

620053573

Escrow No.: 620053573

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rick D. Anderson and Karl Lee Anderson, 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 Thomas Kearnes, an unmarried person and Harmeet Gosal, an
unmarried person

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

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

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

LT 4, "REPLAT OF FIRST ADDN, BIG LAKE WATER FRONT TRACTS, LTS 122 TO 127"

Tax Parcel Number(s): P78689 / 4222-000-004-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 3/17/2023



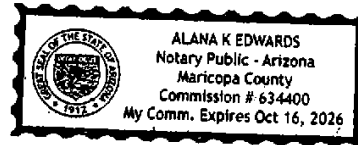

Rick D. Anderson
Kari Lee AndersonState of Arizona
County of MaricopaThis record was acknowledged before me on 3/17/2023 by Rick D. Anderson and Kari Lee Anderson.
(Signature of notary public)
Notary Public in and for the State of AZ
My commission expires: 10/16/26

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P78689 / 4222-000-004-0000

LOT 4, "REPLAT OF FIRST ADDITION, BIG LAKE WATER FRONT TRACTS, LOTS 122 TO 127",
AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 3, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

In favor of: Skagit County, a municipal corporation
Recording Date: April 20, 1956
Recording No.: 534811
Recording No.: 534812

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 First Addition Big Lake Waterfront Tracts:

Recording No: 104858

3. 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 Replat of First Addition Big Lake Water Front Tracts Lots 122 to 127:

Recording No: 808182

4. Finding of fact entry of order no. PL 96 0249 and the terms and conditions thereof:

Recording Date: June 20, 1996
Recording No.: 9606200034

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

Recording Date: May 1, 2009
Recording No.: 200905010079

6. 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

EXHIBIT "B"**Exceptions
(continued)**

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."

7. City, county or local improvement district assessments, if any.