

RETURN AFTER RECORDING TO:
Brothers & Henderson, P.S.
936 North 34th Street, Suite 200
Seattle, Washington 98103

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20235900
Date 03/23/2023

Document Title: QUIT CLAIM DEED

Grantors: 1) BRADLEY R. MASON
2) KELLI A. MASON, a married couple

Grantees: MASON FAMILY REAL PROPERTIES, LLC, a Washington
limited liability company

Legal Description: (0.0600 AC) LOT 7, ISLES PUD, AF#200605030185

Assessor's Tax Parcel No: P124394, 4889-000-007-0000

QUIT CLAIM DEED


COMES NOW THE GRANTORS, BRADLEY R. MASON and KELLI A. MASON, a married couple, for and in consideration of creation of a limited liability company, hereby convey and quit claim to GRANTEE, MASON FAMILY REAL PROPERTIES, LLC, a Washington limited liability company, any and all interest now held or hereafter acquired by the Grantors, in and to that certain real property which is commonly known as 3906 Cottage Place, Anacortes, situated in the County of Skagit, State of Washington, and described as follows:

LOT 7, "THE ISLES P.U.D", as per plat recorded May 3, 2006, under Auditor's File No. 200605030185, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto.

Tax Parcel Number(s): P124394, 4889-000-007-0000

DATED this 20th day of March, 2023.

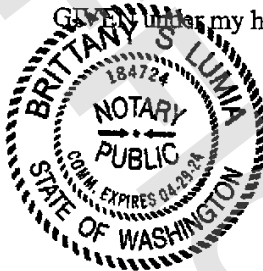


BRADLEY R. MASON



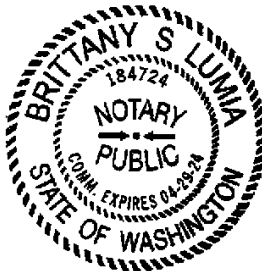
KELLI A. MASON

GIVEN under my hand and official seal this 20th day of March, 2023.



Bittman-Kunia

GIVEN under my hand and official seal this 20th day of March, 2023.



Bittani Humia

BRITTANY S. LUMIA, Notary Public in and
for the State of Washington, residing at Seattle.
My commission expires April 29, 2024.

EXHIBIT A

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 24, 1954
Auditor's No.: 509693
Executed By: Park Estate Development Co., a limited partnership, by Great Western Investment Co. Inc., General Partner, by Albert Balch, President
Affects: Parcels A, B, C, D, E and G

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: June 15, 2004
Recorded: June 21, 2004
Auditor's No.: 200406210180
Purpose: "...utility system for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A ten foot strip located 5 feet on either side of centerline, exact location not disclosed on the record

C. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: The Isles P.U.D.
Recorded: May 3, 2006
Auditor's No.: 200605030185

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: April 14, 2006
Recorded: May 5, 2006
Auditor's No.: 200605050122
Executed By: Donald D. Peterson and Habitat Construction, Inc.

Said Covenants do not include a full and complete legal description of the plat that they encumber. Nor, do said covenants assign parking and storage areas

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Date: May 18, 2009
Recorded: May 19, 2009
Auditor's No.: 200905190024

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Date: April 25, 2011
Recorded: April 27, 2011
Auditor's No.: 201104270014

E. Any tax, fee, assessments or charges as may be levied by the Isles Homeowners Association.