

**When recorded return to:**

Michael Doyle  
1766 Azure Way  
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237056

Jun 28 2023

Amount Paid \$10095.11  
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

Escrow No.: 620054334

**CHICAGO TITLE**  
620054334

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Coach Corral Inc., a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Michael Doyle, an unmarried person

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

LOT 8, ALGER ACRES LONG CARD NO. PL05-0208, ACCORDING TO THE PLAT THEREOF  
RECORDED JULY 2, 2007, UNDER AUDITOR'S FILE NO. 200707020136 IN THE SOUTHEAST  
QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., RECORDS OF  
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

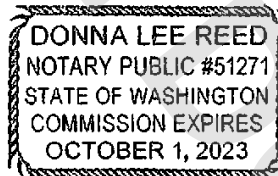
Tax Parcel Number(s): P126349/4933-000-008-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 6/20/2023

Coach Corral Inc.

BY: [Signature]  
Keith Padgett  
Corporate SecretaryState of WashingtonCounty of SnohomishThis record was acknowledged before me on June 20, 2023 by Keith Padgett as  
Corporate Secretary of Coach Corral Inc..[Signature]  
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 10/1/2023

**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 Alger Acres Long Card:  
  
Recording No: 200707020136
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  
  
Recording Date: July 2, 2007  
Recording No.: 200707020139
3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:  
  
Imposed by: Alger Acres Property Owners Association  
Recording Date: July 2, 2007  
Recording No.: 200707020139
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
  
Recorded: August 4, 1909  
Recording No: 74846  
In favor of: Sidney Smith  
For: Pipeline right of way
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
  
Recorded: January 16, 1961  
Recording No: 603126  
In favor of: D. Percy Sullivan and Maude Sullivan, his wife  
For: Water pipe line  
  
Note: Exact location and extent of easement is undisclosed of record.
6. Easement, including the terms and conditions thereof, granted by instrument(s);

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

Recorded: May 7, 2001  
Recording No: 200105070200  
In favor of: Carole Elton  
For: Ingress, egress and utilities

7. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 26, 1990  
Recording No: 9003260089  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

8. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 28, 1997  
Recording No: 9703280099  
In favor of: Brian Overman and Tami Overman  
For: Ingress, egress and utilities

9. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: August 4, 2006  
Recording No: 200608040114  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances

10. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 2, 2007  
Recording No: 200707020138  
In favor of: Skagit County  
For: Protected Critical Area

11. Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: July 21, 2005  
Recording No.: 200507210076

12. Title Notification, including the terms, covenants and provisions thereof;

Recording Date: October 3, 2006  
Recording No.: 200610030107

13. Title Notification, including the terms, covenants and provisions thereof;

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

Recording Date: October 3, 2006  
Recording No.: 200610030108

14. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: July 2, 2007  
Recording No.: 200707020137

15. Declaration of Relocated Easement for Septic System, including the terms, covenants and provisions thereof

Recording No.: 202011060158  
Recording No.: 202011120173

16. 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."

17. City, county or local improvement district assessments, if any.
18. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.