

When recorded return to:

William E. Bergquist and Theresa J. Bergquist
17409 Olympic Pl
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237435

Jul 28 2023

Amount Paid \$3605.00
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
620054630

Escrow No.: 620054630

STATUTORY WARRANTY DEED

THE GRANTOR(S) Church Creek LLC, a Washington limited liability company

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

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.)

PTN OF LT 4, STOCKFELTH'S SKYRIDGE ASSESSOR'S PLAT

Tax Parcel Number(s): P121623 / 4021-000-004-0100

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 7/25/2023

Church Creek LLC

BY: Thomas Nowak
Thomas Nowak
ManagerState of WA
County of SnohomishThis record was acknowledged before me on 7/25/23 by
Thomas Nowakas Manager of
CHURCH CREEK LLC

(Signature of notary public)

Notary Public in and for the State of WAMy commission expires: 9/9/25

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P121623 / 4021-000-004-0100

LOT 4, STOCKFELTH'S SKYRIDGE ASSESSOR'S PLAT, AS RECORDED IN VOLUME 9 OF PLATS, PAGE 42, UNDER AUDITOR'S FILE NUMBER 702986, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT ANY PORTION THEREOF LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 STOCKFELTH'S SKYRIDGE ASSESSOR'S PLAT, AS RECORDED IN VOLUME 9 OF PLATS, PAGE 42, UNDER AUDITOR'S FILE NUMBER 702986, RECORDS OF SKAGIT COUNTY, WASHINGTON, THE TRUE POINT OF BEGINNING OF THIS DESCRIBED LINE;

THENCE N68°26'21"W A DISTANCE OF 306.02 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4 AND THE TERMINUS OF THIS DESCRIBED LINE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Puget Sound Power & Light Co
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	September 24, 1943
Recording No.:	365784
Affects:	Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	December 23, 1943
Recording No.:	368018
Affects:	Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Public Utility District No. 1 of Skagit County
Purpose:	Water pipe or pipes, line or lines
Recording Date:	August 20, 1956
Recording No.:	540242
Affects:	Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	December 16, 1968
Recording No.:	721425
Affects:	Portion of said premises

5. 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 StockFleth's Skyridge Assessor's Plat:

EXHIBIT "B"Exceptions
(continued)

Recording No: 702986

6. 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: February 2, 1960
Recording No.: 590549

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Verizon Northwest Inc., a Washington corporation
Purpose: Communication service, power service and related services
Recording Date: September 15, 2010
Recording No.: 201009150078
Affects: The North 3 feet of Lot 4.

8. 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 Skagit County Boundary Line Adjustment:

Recording No: 201409120122

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

10. 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

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

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."