

When recorded return to:
Derek Slotemaker and Susan Slotemaker
12310 Gull Dr
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237541
Aug 04 2023
Amount Paid \$2405.00
Skagit County Treasurer
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054627

CHICAGO TITLE
620054627

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sandra Chappell, an unmarried person, as her separate estate and Deanna L. McDowell, Personal Representative of The Estate of Ronald D. Chappell

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Derek Slotemaker and Susan Slotemaker, 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. TRACT 34, NORTH SOUND ESTATES NO. 1

Tax Parcel Number(s): P67709 / 3962-000-034-0109

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 2, 2023

Sandra Chappell
Sandra Chappell

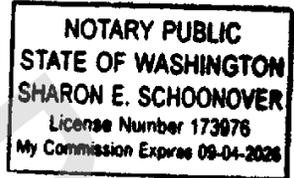
Deanna L. McDowell, Personal Representative of The Estate of Ronald D. Chappell

BY: Deanna L. McDowell
Deanna L. McDowell
Administrator

State of Washington
County of Snohomish

This record was acknowledged before me on August 2, 2023 by Deanna L. McDowell as Personal Representative of ~~Deanna L. McDowell~~ Personal Representative of The Estate of Ronald D. Chappell.

Sharon E. Schoonover
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9-4-26



State of Washington
County of Snohomish

This record was acknowledged before me on August 2, 2023 by Sandra L. Chappell.

Sharon E. Schoonover
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9-4-26

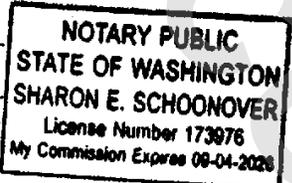


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67709 / 3962-000-034-0109

TRACT 34 OF NORTHSOUND ESTATES NO. 1, AS PER PLAT RECORDED IN VOLUME 9 OF
PLATS, PAGES 6 AND 7, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE EAST 145 FEET OF THE SOUTH 118.42 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 the Plat of Northsound Estates No. 1:

Recording No: 676023

2. Easement, including the terms and conditions thereof, reserved by instrument;

Recording Date: October 10, 1892
Volume: 23 of Deeds
Page: 690
For: Right of way for drainage purposes
Affects: A portion of said premises and other property

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

Recording Date: October 1, 1962
Recording No.: 626901
In favor of: Gene Sargent and Charlotte Sargent
For: Roadway purposes
Affects: Private roadway delineated on plat

4. 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 9, 1966
Recording No.: 678479
Executed By: North Sound Corporation

AMENDED by instrument(s):

Recording Date: February 2, 1981
Recording No.: 8102020019

NOTE: A purported abandonment of that certain easement and restriction designated in Paragraph 13 in instrument recorded February 9, 1966, under recording number 678479, records of Skagit County, Washington. This document was recorded on August 23, 1982, under recording number 8208230059, records of Skagit County, Washington.

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

5. 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 9, 1966
Recording No.: 678478
Executed By: North Sound Corporation

6. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: February 1, 2021
Recording No.: 202102010179

7. 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."

8. An encroachment of the sport court comprised of concrete and gravel, and possible underground utility line connecting thereto, situated on land adjoining to the South into or onto said Land, as disclosed by Complaint to Quiet Title by Adverse Possession under Skagit Co. Superior Court Case No. 21-2-00595-29.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Burlington Sewer District.