

When recorded return to:
Barbara Oxley and John Oxley
6130 North 16th St.
Phoenix, AZ 85016

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237856
Aug 30 2023
Amount Paid \$7205.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620054723

Escrow No.: 245459190

STATUTORY WARRANTY DEED

THE GRANTOR(S) Keith Kesselring, an unmarried man on July 19, 2023, the date of acquiring title, and all times since

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Barbara Oxley and John Oxley, 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.)

TR 7, REVISED SP. NO. 509-80, REC. NO. 8107170015, BEING A PTN. SW 1/4, SEC. 26-36-3E, W.M.

Tax Parcel Number(s): P48361 / 360326-3-005-0707, ,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 8-29-2023

[Signature]
Keith Kesselring

State of wa

County of whatcom

This record was acknowledged before me on Aug 29, 2023 by Keith Kesselring.

[Signature]
(Signature of notary public)
Notary Public in and for the State of wa
My appointment expires: 6-30-2024

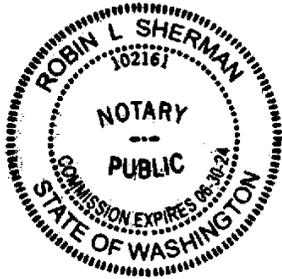


EXHIBIT "A"
Legal Description

Tract 7, Parcel Map. No. 509-80, entitled "Revised Plat of San Juan Lookout" approved November 13, 1981, and recorded in Volume 3 of Surveys, page 151, under Auditor's File No. 8111130039, records of Skagit County, Washington.

(Being a Revision of that certain Short Plat located in Section 26, Township 36 North, Range 3 East, W.M., and recorded in Volume 5 of Short Plats, page 103, under Auditor's File No. 8107170015, records of Skagit County, Washington.)

TOGETHER WITH an Easement for ingress, egress and utilities, over under and across Tract 1, entitled "Lookout Lane" as shown on the face of said Revised Parcel Map 509-80, and recorded in Volume 3 of Surveys, page 151, under Auditor's File No. 8111130039, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Agreement and the terms and conditions thereof:
Recording Date: July 17, 1981
Recording No.: 7107170014
Said Agreement amended by instrument recorded July 28, 1981 under Auditor's File No. 8107280049 .
2. 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 Short Plat:
Recording No: 8707170015
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 Parcel Map No. 509-80, entitled "Revised Plat of San Juan Lookout":
Recording No: 8111130039
4. Provisions contained in the articles of incorporation and bylaws of San Juan Lookout, recorded under recording number 8107170013 and amended under recording number 202304060102, including any liability to assessment lien.
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

EXHIBIT "B"Exceptions
(continued)

- said covenant or restriction is permitted by applicable law, as set forth in the document
 Recording Date: August 19, 1981
 Recording No.: 8108190028
 Modification(s) of said covenants, conditions and restrictions
 Recording Date: May 9, 1996
 Recording No.: 9605090036
6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:
 Imposed by: San Juan Lookout Homeowners Association
 Recording Date: August 19, 1981
 Recording No.: 8108190028
 7. Right to make necessary slopes for cuts or fills upon said premises as granted by Deed, including the terms, covenants and provisions thereof:
 Recording Date: July 23, 1981
 Recording No.: 8107230012
 8. Waste Management Agreement and the terms and conditions thereof:
 Recording Date: July 17, 1981
 Recording No.: 8107170014
 Modification(s) of said covenants, conditions and restrictions
 Recording Date: July 28, 1981
 Recording No.: 8107280049
 9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Power and Light Company
 Purpose: electric transmission and/ or distribution line
 Recording Date: October 12, 1982
 Recording No.: 8210120006
 Affects: the land herein and other land
 10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Power & Light Company, a Washington corporation
 Purpose: Underground electric transmission and/or distribution system
 Recording Date: October 8, 1990
 Recording No.: 9010080027
 Said Easement is a re-recording of instrument recorded April 26, 1989 under recording number 8904260032.
 11. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit

EXHIBIT "B"Exceptions
(continued)

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."