

When recorded return to:

Diane Marie Spanjer and Gregory James Spanjer
20564 Sinnes Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237904

Sep 01 2023

Amount Paid \$21487.11

Skagit County Treasurer

By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
500142898

Escrow No.: 500142898

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lake 16 LLC, a Washington limited liability company and Plats Plus, 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 Diane Marie Spanjer and Gregory James Spanjer, 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.)

LT 8, PLAT OF CASCADE HIGHLANDS - PHASE 1 & 3 - PL96-0058

Tax Parcel Number(s): P134693 / 6063-000-008-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 8/28/23

Lake 16 LLC, A Washington Limited Liability Company

BY: *Lisa Hallmon*
Lisa Hallmon
Secretary

Plats Plus, Inc., a Washington corporation

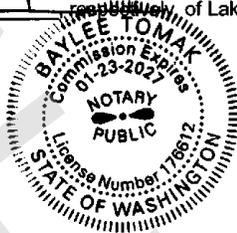
BY: *Lisa Hallmon*
Lisa Hallmon
Vice President

State of WA

County of King

This record was acknowledged before me on 8/28/23 by Lisa Hallmon and ~~Baylee Tomak~~ as Secretary and ~~President~~ of Lake 16 LLC.

Baylee Tomak
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 1/23/27



State of WA

County of King

This record was acknowledged before me on 8/28/23 by Lisa Hallmon as Vice President of Plats Plus, Inc..

Baylee Tomak
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 1/23/27



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P134693 / 6063-000-008-0000

LOT 8, PLAT OF CASCADE HIGHLANDS - PHASE 1 AND 3 - PL96-0058, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2019 UNDER RECORDING NO. 201904190032, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 99302

The Company makes no representations about the present ownership of these reserved and excepted interests.

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 103819

The Company makes no representations about the present ownership of these reserved and excepted interests.

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

3. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: George A. Morse
Recording Date: April 27, 1917
Recording No.: 118761

The Company makes no representations about the present ownership of these reserved and excepted interests.

4. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: English Lumber Company
Recording Date: January 15, 1920 and December 2, 1939
Recording No.: 138448
Recording No.: 319598

The Company makes no representations about the present ownership of these reserved and excepted interests.

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

In favor of: Mount Vernon Young Men's Christian Association, a corporation
Purpose: Right-of-Way
Recording Date: October 4, 1960
Recording No.: 599460
Affects: Portion of said premises

6. Assignment of Water Permit and Pipeline Agreement and Easement and the terms and conditions thereof:

EXHIBIT "B"

Exceptions
(continued)

Executed by: Axel P. Christenson, et ux, et al
Dated Date: November 30, 1962
Recording Date: December 3, 1962
Recording No.: 629240

7. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 678629

The Company makes no representations about the present ownership of these reserved and excepted interests.

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

8. 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: Pipe or pipelines
Recording Date: October 28, 1966
Recording No.: 690228
Affects: A strip of land 30.0 feet in width

9. 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 Survey:

Recording No: 794918

10. 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 Survey:

Recording No: 8003110134

11. Skagit County Hearing Examiner State of Washington Findings of Fact Entry of Order No. V88-007.ORD and the terms and conditions thereof:

Recording Date: May 2, 1988
Recording No.: 8805020022

12. Variance No. V88-018 and the terms and conditions thereof:

Recorded: June 17, 1988
Recording No.: 8806170031

13. 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,

EXHIBIT "B"

Exceptions
(continued)

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 Short Plat No. 30-88, recorded in Book 8 of Short Plats, Pages 68 and 69:

Recording No: 8809210018

14. 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 Short Plat No. 54-88, recorded in Book 8 of Short Plats, Page 92:

Recording No: 8812020005

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

In favor of: Dick South
Purpose: Ingress, egress and utilities
Recording Date: February 15, 1989
Recording No.: 8902150016
Affects: Portion of said premises

16. 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 Short Plat No. 13-89, recorded in Volume 8 of Short Plats, Pages 144 and 145:

Recording No: 8907180001

17. Site Agreement and the terms and conditions thereof:

Recording Date: October 8, 1993
Recording No.: 9310080078

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

Granted to: David A. Welts
Purpose: Ingress, egress, utilities and cul-de-sac
Recording Date: December 20, 1993
Recording No.: 9312200182
Affects: Portion of said premises

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

In favor of: Owners of lots 1 and 2 in Skagit County Short Plat No. 13-89
Purpose: Driveway
Recording Date: April 12, 1994
Recording No.: 9404120089
Affects: Portion of said premises

20. Findings of Fact Entry of Order No. VAR 94 013 and the terms and conditions thereof:

Recording Date: October 24, 1994
Recording No.: 9410240042

EXHIBIT "B"
Exceptions
(continued)

21. 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 Short Plat No. 93-057, recorded in Volume 12 of Short Plats, Page 88:

Recording No: 9603290057

22. 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 Short Plat No. 94-008, recorded in Volume 12 of Short Plats, Page 89:

Recording No: 9603290058

23. Covenants, conditions and restrictions 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

Recorded: April 1, 1996
Recording No.: 9604010105

24. Covenants, conditions and restrictions 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: April 1, 1996
Recording No.: 9604010106

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

Granted to: Estate of Frederick D. Schmidt
Purpose: Ingress, egress and utilities
Recording Date: July 18, 1996
Recording No.: 9607180043
Affects: Portion of said premises

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

In favor of: Future owners of future proposed subdivision
Purpose: Ingress, egress and utilities
Recording Date: July 18, 1996
Recording No.: 9607180042
Affects: Portion of said premises

27. Lot of Record Certification and the terms and conditions thereof:

Recording Date: July 3, 2006
Recording No.: 200607030184

28. Lot of Record Certification and the terms and conditions thereof:

EXHIBIT "B"

Exceptions
(continued)

Recording Date: July 3, 2006
Recording No.: 200607030185

29. Restrictive Covenant and the terms and conditions thereof:

Recording Date: July 29, 2009
Recording No.: 200907290088

30. Quit Claim Deed Boundary Line Adjustment and the terms and conditions thereof:

Recording Date: May 19, 2011
Recording No.: 201105190048

31. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Windward Real Estate Services, Inc.
Purpose: Ingress, egress, roadway and utilities
Recording Date: May 19, 2011
Recording No.: 201105190048
Affects: Portion of said premises

32. Waiver of 200 Foot setbacks for properties outside of and immediately adjacent to designated Natural Resource Lands and the terms and conditions thereof:

Recording Date: March 1, 2013
Recording No.: 201303010105

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

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Water, sewer, electrical and communication lines and/or other similar public service related facilities
Recording Date: September 25, 2013
Recording No.: 201309250037
Affects: Portion of said premises

34. Easement Agreement and the terms and conditions thereof:

Recording Date: December 31, 2013
Recording No.: 201312310098

35. 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 Plat Revision Survey of SP93-057 and SP94-008:

Recording No: 201312310100

36. Protected Critical Area Easement and the terms and conditions thereof:

Recording Date: December 31, 2013
Recording No.: 201312310101

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

Granted to: Public Utility District No. Skagit County, Washington
Purpose: Pipe or pipes or related facilities, along with necessary appurtenances for the transportation and control of water

EXHIBIT "B"

Exceptions
(continued)

Recording Date: March 24, 2017
Recording No.: 201703240103
Affects: Portion of said premises

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

In favor of: Puget Sound Energy, Inc.
Purpose: Utility systems for purposes of transmission, distribution and sale of electricity
Recording Date: February 5, 2018
Recording No.: 201802050159
Affects: Portion of said Premises

39. Boundary Line Adjustment Statutory Warranty Deed and the terms and conditions thereof:

Recording Date: July 18, 2018
Recording No.: 201807180016

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

In favor of: Skagit County
Purpose: Existing and future utilities, including extensions and improvements thereto
Recording Date: December 24, 2018
Recording No.: 201812240001
Affects: Vacated Hermway Heights Road

41. 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 Plat of Cascade Highlands - Phase 1 and 3 - PL96-0058:

Recording No: 201904190032

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

Recording Date: April 19, 2019
Recording No.: 201904190034

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

In favor of: Skagit County, a political subdivision of the State of Washington
Purpose: Protected critical area easement
Recording Date: April 19, 2019
Recording No.: 201904190035
Affects: Portion of said premises

44. Bonding Agreement and the terms and conditions thereof:

Recording Date: April 19, 2019
Recording No.: 201904190036

45. 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: August 2, 2019

EXHIBIT "B"
Exceptions
(continued)

Recording No.: 201908020044

Said Declaration of Covenants amended and superceded prior Declaration of Covenants recorded April 19, 2019 under Recording No. 201904190033.

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 21, 2022
Recording No.: 202201210110

46. 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: Cascade Highlands at lake 16 HOA
Recording Date: August 2, 2019
Recording No.: 201908020044
47. Order on Shorelines Substantial Development Permit, PL19-0017 and the terms and conditions thereof:

Recording Date: September 13, 2019
Recording No.: 201909130008
48. Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof:

Recording Date: June 30, 2022
Recording No.: 202206300056
49. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
50. City, county or local improvement district assessments, if any.