

When Recorded Return To

Radius Law Group
ATTN: Sarah Jael Dion
1700 7th Avenue, Suite 2100
Seattle, WA 98101

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Candi Newcombe
Affidavit No. 20238940
Date 12/05/2023

PERSONAL REPRESENTATIVE'S DEED

Grantor: Jesus R. Sanchez, Personal Representative of the Estate of Naomi K. Sanchez

Grantee: Jesus R. Sanchez, a single individual

Abbreviated (0.2600 ac) FIRST ADD TO ALVERSON'S CAMP TRS LOT 62

Legal Descr.:

Parcel Nos.: P61762, P46880, 3856-000-062-0004, 360136-0-022-0009

1. Grantor. I, Jesus R. Sanchez, am the duly appointed, qualified, and acting Personal Representative of the Estate of Naomi K. Sanchez, Deceased, King County, Washington, Superior Court Case No. 23-4-01931-5 SEA.

2. Grantee. The Grantee is Jesus R. Sanchez, a single individual.

3. Decedent's Estate. Decedent, Naomi K. Sanchez, died testate on January 18, 2023. On March 16, 2023, Grantor was appointed as Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

4. Real Property. Among the assets in the residue of Decedent's estate is the following described real property located in Skagit County, Washington:


Tract 62, "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS", according to the plat recorded in Volume 4 of Plats, page 40, records of Skagit County, Washington. That portion of Government Lot 2, Section 36, Township 36 North, Range 1 East, W.M., lying between the Northerly and Southerly lines of Tract 62, "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS", according to the plat recorded in Volume 4 of Plats, page 40, records of Skagit County, Washington, extended Easterly from the East line of said Tract 62 to the line of ordinary high tide.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Skagit County Tax Parcel Account Number: 3856-000-062-0004, 360136-0-022-0009

6. Conveyance. Grantor conveys, grants, and quitclaims to Jesus R. Sanchez, a single individual, all the interest of Decedent's estate in the real property described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's interest in the real property at her death.

DATED: 10/29/, 2023.

By: 
Jesus R. Sanchez, Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

GIVEN under my hand and official seal on September 29, 2023.



Print Name: Linna M. Kitamura
 NOTARY PUBLIC in and for the State of
 Washington, residing at Mercer Island, WA
 My appointment expires 8/29/2027

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: CONTAINED IN VARIOUS DOCUMENTS OF RECORD WHICH MAY BE NOTICE OF A GENERAL PLAN AS FOLLOWS:

1. All buildings and improvements shall conform to the Skagit County Planning Commission Subdivision Regulations.
2. No buildings or structure will be built closer than three (3) feet from the property line laterally.
3. No houses or buildings will be constructed at a distance closer than twenty-five (25) feet from the Northeasterly property line.
4. Fences will be limited to six (6) feet maximum height and will be of a design and color harmonious to the surroundings. Spite fences are prohibited.
5. No building or structure will be erected or used for commercial purposes, nor will any commercial venture be allowed.
6. Animals will be limited to household pets.
7. Structures will be single family residences and will have a septic tank of sufficient size and design as to pass County health requirements.
8. Buildings will be completed on the exterior within twelve (12) months from the starting date.
9. Buildings will be limited to single story above the highest elevation of the lot, and in no case will the peak be over fourteen (14) foot in height.
10. No houses or buildings will be constructed at a distance closer than twenty-five (25) feet from the mean high tide line.

B. DECLARATION OF COVENANTS REGARDING A PRIVATE DOMESTIC WATER SYSTEM:

Recorded: November 10, 1972 and October 19, 1973
Auditor's No.: 776625 and 792309

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Elizabeth Ruest and David C. Oliver
And: Alverson Tract Owners Association
Dated: July 24, 2000
Recorded: August 17, 2000
Auditor's No.: 200008170016

Regarding: Domestic Well and Easement
D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Elizabeth Ruest and David C. Oliver
And: Alverson Tract Owners Association
Dated: June 20, 2002
Recorded: June 25, 2002
Auditor's No.: 200206250052
Regarding: Waterline Easement

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ron J. Flint and Julie A. Flint
And: Alverson Tract Owners Association
Dated: January 29, 2001
Recorded: January 30, 2001
Auditor's No.: 200101300092
Regarding: Domestic Well Agreement, Easement Agreement for water and Electrical lines and restrictive covenant agreement for 100 foot radius sanitary control area

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ron J. Flint and Julie A. Flint
And: Alverson Tract Owners Association
Dated: July 22, 2002
Recorded: July 23, 2002
Auditor's No.: 200207230119
Regarding: Domestic Well Agreement, Easement Agreement for a 4" water main, an 8" fire main and electrical service; and restrictive covenant agreement for 100 foot radius sanitary control area

G. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)