



202402160054

02/16/2024 02:41 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

**After recording mail to:**

Stiles & Lehr Inc., P.S.  
P.O. Box 228 / 925 Metcalf Street  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024-9612  
FEB 16 2024

Amount Paid \$0  
By *[Signature]* Skagit Co. Treasurer  
Deputy

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Grantors:	Phillip A. Del Nagro, Lester Francis and R. Lorrie Francis
Grantees:	Windsong Ranch Estates Homeowners Association, a Washington Nonprofit Corporation
Legal:	(5.5200 ac) WINDSONG LANE A PRIVATE ROAD OF WINDSONG RANCH ESTATES, RECORDED UNDER AF #200804090083, BEING A PORTION LOCATED IN THE SE ¼ OF THE NE ¼ & SW ¼ OF THE NE ¼ & NE ¼ OF THE SE ¼, SEC 8, TWP 35N, RNG 7E, W.M.
Tax Parcel #:	4953-000-999-0000 / P127545

**QUIT CLAIM DEED  
AND RESERVATION OF EASEMENTS**

THE GRANTORS, PHILLIP A. DEL NAGRO, and LESTER FRANCIS and R. LORRIE FRANCIS, husband and wife, for and in consideration of clearing title, conveys and quit claims to WINDSONG RANCH ESTATES HOMEOWNERS ASSOCIATION, a Washington Nonprofit Corporation, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantors therein:

WINDSONG LANE A PRIVATE ROAD OF WINDSONG RANCH ESTATES, RECORDED UNDER AF#200804090083, BEING A PORTION LOCATED IN THE SOUTHEAST ¼ OF THE NORTHEAST ¼ AND SOUTHWEST ¼ OF THE NORTHEAST ¼ AND NORTHEAST ¼ OF THE SOUTHEAST ¼, SECTION 8, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.

SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

GRANTORS, however, reserve to themselves, their heirs, successor in interest, executors, administrators, personal representatives, and assigns, a perpetual, appurtenant, and non-exclusive easement for ingress and egress and utilities over, in, along, and across the above-described property to Lot 13, in addition to the 20 foot easement between Lots 3 & 4 granted for ingress and egress to Lot 13 as set forth on the plat of WINDSONG RANCH ESTATES, recorded under AF#200804090083. Both easements shall run with the land and shall inure to the benefit of Lot 13.

Dated: 12-29, 2023

Phillip A. Del Nagro  
Phillip A. Del Nagro, Grantor

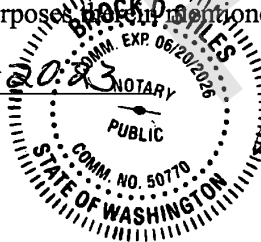
Lester Francis  
Lester Francis, Grantor

R. Lorrie Francis  
R. Lorrie Francis, Grantor

STATE OF WASHINGTON )  
) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me Phillip A. Del Nagro, who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Dated: 12-29-2023



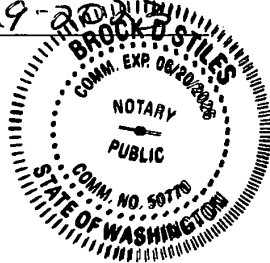
Brock D. Stiles  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro Woolley

Commission Expires: 6-20-2026

STATE OF WASHINGTON )  
) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me Lester Francis and R. Lorrie Francis, who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Dated: 12-29-2023



Brock D. Stiles  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro Woolley

Commission Expires: 6-20-2026

in the SE1/4 of the NE1/4, the SW1/4 of the NE1/4, and the NE1/4 of the SE1/4,  
of Section 8, Twp. 35 N., Rng. 7 E., W.M.

LINE	TABLE	SHEETS	3 & 4
	BEARING	DISTANCE	
L1	N62°04'02"	10.00'	
L2	S62°23'07"	11.75'	
L3	S62°23'07"	11.75'	
L4	N75°11'00"	21.55'	
L5	N46°43'00"	43.63'	
L6	S52°23'07"	20.02'	
L7	S62°23'07"	42.43'	
L8	S62°23'07"	20.02'	
L9	S50°04'07"	42.43'	
L10	N01°35'19"	50.10'	
L11	N65°33'03"	65.25'	
L12	N01°35'19"	45.61'	
L13	S62°23'07"	42.43'	
L14	S62°23'07"	28.35'	
L15	S58°31'01"	20.05'	
L16	S01°02'25"	50.01'	
L17	S01°02'25"	21.20'	
L18	S01°02'25"	50.01'	
L19	S01°02'25"	50.01'	
L20	S82°35'14"	9.95'	
L21	S01°02'25"	5.94'	
L22	S01°02'25"	22.00'	
L23	S01°02'25"	35.00'	
L24	N85°30'34"	20.00'	
L25	S01°58'58"	15.00'	

- Set concrete monument with "2" brass cap marked "SKA SURV 17851" in case and cover.
- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17851" and white "2" X 2" witness stake.
- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17851" and 3/8" X 48" fiberglass post with label marked, "PCA".

Open Space Protected Area Boundary.

Limits of wetlands

Proposed access Locations.

Approximate Location of that portion of the Split County Water District #1 Waterline serving this plot.

