

When recorded return to:
David Alexander
127 Longmount Dr
Pittsburgh, PA 15214

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240166
Apr 08 2024
Amount Paid \$349.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620055208

Escrow No.: 620055208

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephan E. Hendrickson and Cheryl A. Hendrickson, a married couple and Cody M. Hendrickson, an unmarried person and Kyle A. Hendrickson, an unmarried person and Ryan M. Hendrickson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to David Alexander, an unmarried person

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 D-21, LAKE TYEE II

Tax Parcel Number(s): P79076 / 4229-004-021-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 02, 2024

[Signature]
Stephan E. Hendrickson

[Signature]
Cheryl A. Hendrickson

[Signature]
Cody M. Hendrickson

[Signature]
Kyle A. Hendrickson

[Signature]
Ryan M. Hendrickson

State of Washington

County of Snohomish

This record was acknowledged before me on April 02, 2024 by Stephan E. Hendrickson and Cheryl A. Hendrickson.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

State of Washington

County of Snohomish

This record was acknowledged before me on April 02, 2024 by Cody M. Hendrickson.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

State of Washington



STATUTORY WARRANTY DEED
(continued)

County of Snohomish

This record was acknowledged before me on April 02, 2024 by Kyle A. Hendrickson.

Jana K Quinn

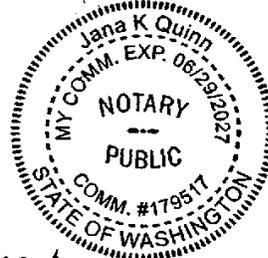
(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 06/29/2027

State of Washington

County of Snohomish



This record was acknowledged before me on April 02, 2024 by Ryan M. Hendrickson.

Jana K Quinn

(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 06/29/2027

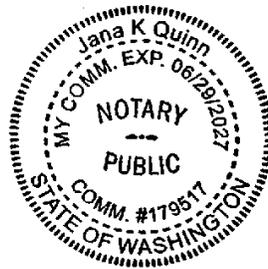


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P79076 / 4229-004-021-0004

That portion of the Common Area and of Lot D-21, Lake Tye Division No. II, as recorded in Volume 11 of Plats, pages 15 to 24, inclusive, under Auditor's File No. 819944, records of Skagit County, Washington, lying within the boundaries of the following described circle:

A 25 foot radius circle lot, the center of which originally being described upon the face of the Plat as the following North and East Plat coordinates: N 2623.86 and E 9616.90, has been relocated to North 79°46'35" East, a distance of 20.06 feet to the following North and East Plat coordinates: N 2627.42 and E 9636.64 per the conditions of Boundary Line Agreement.

(Also known as being a portion of Boundary Line Agreement recorded under recording number 202308220025 and Survey recorded under recording number 202309010017.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Purpose: Utilities
Recording No.: 806710
Affects: Portion of said premises and other property
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 Plat of Lake Tyee Div. II:

Recording No: 819944
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Scott Paper Company
Purpose: ingress and egress
Recording Date: September 8, 1975
Recording No.: 823163
Affects: as described in said instrument
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: June 16, 1975
Recording No.: 819946
5. Liens and charges as set forth in the above mentioned declaration,

Payable to: Lake Tyee Camp Club
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: present and future owners
Purpose: utilities placed underground, including but not limited to electrical service and drainage sewers, lines and ditches

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

Recording Date: June 16, 1975
Recording No.: 819947
Affects: as described in said instrument

7. 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: June 16, 1975
Recording No.: 819948

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 3, 1977
Recording No.: 861973

and Re-recorded under Recording No. 860761

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 27, 1979
Recording No.: 7906270014

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 30, 1986
Recording No.: 8606300021

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 12, 1987
Recording No.: 8706120018

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 6, 1996
Recording No.: 9603060005

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 24, 1996
Recording No.: 9609240021

EXHIBIT "B"Exceptions
(continued)

8. Liens and charges as set forth in the above mentioned declaration,
Payable to: Lake Tyee, Inc.
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission line
As disclosed by: Metzger Map of Skagit County
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 Boundary Line Agreement and the terms and conditions thereof :
Recording No: 202308220025
11. 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: 202309010017
12. 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.

EXHIBIT "B"Exceptions
(continued)

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."

13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Lake Tye Inc.

Authentisign ID: 286968857-811285833-1088F66088E0C872853

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 22, 2024
between David Alexander ("Buyer")
Buyer Stephan and Cheryl Hendrickson Cody, Kyle and Ryan Hendrickso ("Seller")
Seller 45297 Kamooks Trl Concrete WA 98237 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
David Alexander 03/22/2024
Buyer Date

Buyer Date

Authentisign
Stephan E Hendrickson 10/06/2023
Seller Date
Authentisign
Cheryl A Hendrickson 10/06/23
Seller Date
Authentisign
Cody M Hendrickson 10/06/23
Seller Date
Authentisign
Kyle A Hendrickson 10/06/23
Seller Date
Authentisign
Ryan M Hendrickson 10/06/2023
Seller Date