

When recorded return to:

Peter Grosso and Sarina Grosso
18653 Blackberry Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241140

Jun 28 2024

Amount Paid \$9562.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-20799-KH

THE GRANTOR(S) **Victoria J. Henry, a married woman who aquired title as Victoria J. Hildreth, as her separate estate**, 16857 Gailee Drive, Burlington, WA 98233,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Peter Grosso and Sarina Grosso, husband and wife**

the following described real estate, situated in the County Skagit, State of Washington:

Lot 78, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington.

EXCEPT that portion lying Northeasterly of the Southwesterly line of Big Lake Boulevard as conveyed to Skagit County for road by Deed recorded May 26, 1947, under Auditor's File No. 404827.

TOGETHER with non-exclusive easements for ingress, egress, and utilities as conveyed by Statutory Warranty Deed recorded April 22, 2013, under Skagit County Auditor's File No. 201304220217.

Abbreviated legal description: Property 1:

Ptn. Lot 78, FIRST ADDITION BIG LAKE WATER FRONT TRACTS

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P112775/3863-000-078-0100

Statutory Warranty Deed
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Dated: June 27, 2024

Victoria J. Henry
Victoria J. Henry
Graham Henry
Graham Henry

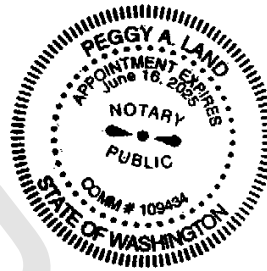
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 27 day of June, 2024 by Victoria J. Henry and Graham Henry.

Peggy A. Land
Signature

Notary
Title

My commission expires: June 16, 2025



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EXHIBIT A

24-20799-KH

9. RESERVATIONS CONTAINED IN DEED:

Executed By: Bingham Investment Co., a Washington Corporation

Recorded: May 21, 1954

Auditor's No.: 501861

As Follows: Excepting and reserving unto the party of the first part, its successors and assigns forever, all minerals of any nature whatsoever, including but not limited to, coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may necessary for exploring for and mining or otherwise extracting and carrying away the same.

Affects: Blackberry Lane

10. RESERVATIONS CONTAINED IN DEED:

Executed By: Associated Lumber Mills, Inc.

Recorded: June 8, 1955

Auditor's No.: 520153

As Follows: Excepting and reserving unto the first party, its successors and assigns forever, all minerals of any nature whatsoever, including but not limited to, coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.

Affects: Blackberry Lane

11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Lyle E. Ochs and Lucille H. Ochs, husband and wife, and Sheridan A. Martin and Veronica A. Martin, husband and wife

Recorded: May 13, 1982

Auditor's No.: 8205130073

Purpose: Road purposes Affects: Blackberry Lane

12. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Keith S. Johnson and Alison R. Johnson, husband and wife, and Langus Homes, Inc., a Washington Corporation

Dated: November 17, 1993

Recorded: December 21, 1993

Auditor's No. 9312210113

Purpose: Ingress, egress and utilities

Affects: Blackberry Lane

13. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington Corporation

Dated: October 5, 1994

Recorded: November 3, 1994

Auditor's No. 9411030049

Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system

Affects: Blackberry Lane

14. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Langus Homes, Inc.

And: John D. Maddox, et al

Dated: April 21, 1995

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Recorded: April 21, 1995
Auditor's No.: 9504210125

15. DECLARATION OF HOMEOWNER'S ASSOCIATION AND THE TERMS AND CONDITIONS THEREOF:

Dated: April 21, 1995
Recorded: April 21, 1995
Auditor's No.: 9504210126
Executed By: Langus Homes, Inc.

16. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 94-003
Recorded: May 4, 1995
Auditor's No.: 9505040047

17. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: First Addition Big Lake Water Front Tracts
Recorded: April 3, 1916
Auditor's No.: Volume 4 of Plats, Page 15

18. RESERVATIONS CONTAINED IN DEED:

Executed By: Kenn L. Peterson and Wendy L. Peterson, husband and wife
Recorded: April 8, 1999
Auditor's No.: 9904080015

As Follows: "...in further consideration of granting the subject easement rights, the said grantee agrees that the property described...will be subject to any and all protective covenants, conditions and restrictions of record on the date of this instrument, that the property described may be subject to.

Said restrictions will apply to any and all future assigns of that property described..." and "Owners of Tract 78 and Tract 79, are subject to the Langus Homeowners Association, Inc., its successors and assigns. See Skagit County Auditor's File No. 9504210126."

19. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gary Lohman, DBA ITC and/or his assigns; and Francis Woerner
Recorded: April 28, 1999
Auditor's No. 9904280048
Purpose: Utility easement

20. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gary Lohman, DBA ITC and/or his assigns
Recorded: April 28, 1999
Auditor's No. 9904280049
Purpose: Ingress, egress and utilities

21. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Gary L. Lohman
And: AAA Mechanical Contractors

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Recorded: May 12, 1999

Auditor's No.: 9905120048

Regarding: Maintenance and monitoring of on-site sewage system

22. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Gary Lohman DBA ITC

And: Travis L. Lohman

Recorded: June 26, 2000

Auditor's No.: 200006260007

Regarding: Further terms and conditions concerning easements and agreements in existence as well as mutual agreements concerning boundary

Affects: Portions of Lots 78 and 79

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

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