

When recorded return to:
Kip J. Summers and Helen D. Berry
909 Glass Ave NE
Olympia, WA 98506

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241503
Jul 25 2024
Amount Paid \$11520.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
CORPORATION OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620056541

Escrow No.: 620056541

STATUTORY WARRANTY DEED

THE GRANTOR(S) 13 Madrona Estates LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Kip J. Summers and Helen D. Berry, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 13, "PLAT OF MADRONA ESTATES ON STRAWBERRY BAY, CYPRSS ISLAND, SKAGIT
COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 46,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P67327 / 3949-000-013-0003

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 7/22/2024

13 Madrona Estates LLC

BY: Wesley A. Wynn II
Wesley A. Wynn, II
MemberBY: Teresa R. Wynn
Teresa R. Wynn
MemberState of WashingtonCounty of PierceThis record was acknowledged before me on 22 July 2024 by Wesley A. Wynn, II
and Teresa R. Wynn as Member and Member, respectively, of 13 Madrona Estates LLC.

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 7 Aug 2026

TASHAWN GIBSON
Notary Public
State of Washington
Commission # 22023060
My Comm. Expires Aug 7, 2026

EXHIBIT "A"**Exceptions**

1. 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 the Plat of Madrona Estates:
Recording No: 631427
2. 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: March 14, 1963
Recording No.: 633222
3. 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: February 13, 1968
Recording No.: 710133
4. Skagit County Conditional Agreement and the terms and conditions thereof:
Recording Date: December 6, 1994
Recording No.: 9412060001
5. 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: March 10, 2005
Recording No.: 200503100141

EXHIBIT "A"

**Exceptions
(continued)**

6. The terms and conditions thereof contained in a Re-recorded Statutory Warranty Deed:
Recording Date: November 18, 2013
Recording No.: 201311180126
7. City, county or local improvement district assessments, if any.
8. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.