

When recorded return to:
Beverly Caluza and Steven Guthrie
522 F and S Grade Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250073
Jan 13 2025
Amount Paid \$7925.00
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

620057312

Escrow No.: 620057312

STATUTORY WARRANTY DEED

THE GRANTOR(S) Samish River Construction 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 Steven Guthrie and Beverly Caluza, Husband and Wife

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 1, BAKER ESTATES SHORT PLAT, BEING PTN LT 7, PLAT OF SAMISH ESTATES

Tax Parcel Number(s): P136837 / 6085-000-007-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 1/7/25

Samish River Construction LLC

BY: [Signature]
Nicole Petersen
Member

State of Washington
County of SKAGOT

This record was acknowledged before me on JANUARY 7 2025 by Nicole Petersen as Member of Samish River Construction LLC.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

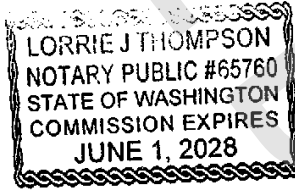


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P136837 / 6085-000-007-0100

LOT 1, BAKER ESTATES SHORT PLAT, RECORDED JUNE 16, 2023 UNDER RECORDING NO. 202306160048, BEING A PORTION OF LOT 7, PLAT OF SAMISH ESTATES, RECORDED UNDER AUDITOR'S FILE NO. 202105050092, BEING PORTION OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. City of Sedro Woolley Ordinance No. 1221-95 and the terms and conditions thereof:
 Recording Date: February 23, 1995
 Recording No.: 9502230028

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 In favor of: Puget Sound Energy, Inc., a Washington corporation
 Purpose: One or more utility systems
 Recording Date: October 20, 2020
 Recording No.: 202010200113
 Affects: Portion of said premises

3. 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 Samish Estates:
 Recording No: 202105050092

4. 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: May 5, 2021
 Recording No.: 202105050093

5. Permanent Stormwater Control Facilities Operation and Maintenance (O&M) Manual for Samish Estates and the terms and conditions thereof:
 Recording Date: May 5, 2021
 Recording No.: 202105050094

6. Access, Utility & Maintenance Agreement and the terms and conditions thereof:
 Recording Date: June 16, 2023
 Recording No.: 202306160046

7. Utility & Stormwater Easement Agreement Revision and the terms and conditions thereof:

EXHIBIT "B"Exceptions
(continued)

Recording Date: June 16, 2023
Recording No.: 202306160047

8. 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 Baker Estates Short Plat:

Recording No: 202306160048

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by Sedro Woolley.
11. City, county or local improvement district assessments, if any.