

POOR ORIGINAL

202503190032

03/19/2025 02:22 PM Pages: 1 of 8 Fees: \$310.50  
Skagit County Auditor, WA

**When recorded return to:**

Sarbjit K Somal  
Partaap Farms & Timberland, Inc.  
13550 - 77 Avenue #4  
Surrey, BC V3W6Y3 Canada

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 20250778

Mar 19 2025

Amount Paid \$5078.00  
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**  
620058437

Escrow No.: 620058437

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Phillip Andrew Del Nagro, an unmarried person, *who acquired Title as Phillip A. Del Nagro*  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys and warrants to Partaap Farms & Timberland, Inc., a Washington Corporation

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 13, WINDSONG RANCH ESTATES, AS PER PLAT RECORDED ON APRIL 9, 2008,  
UNDER RECORDING NO. 200804090083, RECORDS OF SKAGIT COUNTY, WASHINGTON.

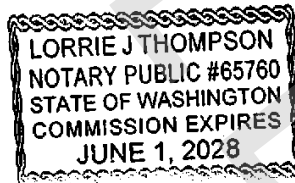
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P42294 / 4953-000-013-0000, P42280 / 4953-000-013-0100, P135182 /  
4953-000-013-0200

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 3-19-25Phillip Andrew Del Nagro  
Phillip Andrew Del NagroState of Washington  
County of SKagitThis record was acknowledged before me on March 19, 2025 by Phillip Andrew Del Nagro.Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028

**EXHIBIT "A"**  
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

Recording Date: October 22, 1917  
Recording No.: 121746

No determination has been made as to the current ownership or other matters affecting said reservations.

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: November 18, 1955  
Recording No.: 527377, records of Skagit County Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A portion of the Northeast Quarter of the Southeast Quarter

3. Agreement, including the terms and conditions thereof,

Recording Date: May 26, 1983  
Recording No.: 8305260009  
Providing: The location of the boundary between the properties of the above parties is not the fence

4. 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: 8307280021

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: July 31, 1984  
Recording No.: 8407310027  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A portion of the North Half of the Northeast Quarter of the Southeast Quarter

6. Easement, including the terms and conditions thereof, granted by instrument(s);

**EXHIBIT "A"****Exceptions  
(continued)**

Recording Date: January 21, 1985  
 Recording No.: 8501210006  
 In favor of: Donald L. Bradley  
 For: Ingress, egress and utilities  
 Affects: A portion of the Northeast Quarter of the Southeast Quarter

7. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: April 25, 1989  
 Recording No.: 8904250085  
 In favor of: Water District No. 1  
 For: Pipe lines and appurtenances  
 Affects: A portion of the Northeast Quarter of the Southeast Quarter

We note a Revocation of said Easement recorded July 7, 1989, under Recording No. 8907070063, executed by Philip E. Zeidner and Kathryn J. Zeidner, husband and wife.

8. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: June 16, 1993  
 Recording No.: 9306160097  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: A portion of the Northeast Quarter of the Southeast Quarter

9. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: October 28, 1993  
 Recording No.: 9310280159  
 In favor of: Donald J. Dando and Amy M. Dando, husband and wife  
 For: Common Drive  
 Affects: A portion of the Northeast Quarter of the Southeast Quarter

10. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;

Recording Date: April 28, 2005  
 Recording No.: 200504280008

Said document is a re-recording of original instrument recorded under Recording No. 200502160067.

11. Terms and conditions set forth in Skagit County Variance No. PP 05-0457;

Recording Date: December 1, 2005  
 Recording No.: 200512140138

**EXHIBIT "A"****Exceptions  
(continued)**

12. Easement, including the terms and conditions thereof, granted by instrument;
- Recording Date: July 17, 2006  
Recording No.: 200607170159  
In favor of: Puget Sound Energy, Inc.  
For: Underground electric system, together with necessary appurtenances
13. 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 Windsong Ranch Estates:
- Recording No: 200804090083
14. Plat Lot of Record Certification
- Recording Date: April 9, 2008  
Recording No.: 200804090084  
Affects: Lots 1-13 of Plat of WindSong Ranch
15. Operation and Maintenance Manual For the Stormwater Collection System and Detention System and the terms and conditions thereof
- Recording Date: April 9, 2008  
Recording No.: 200804090085
16. Natural Resource Land Easement Agreement and the terms and conditions thereof
- Recording Date: April 9, 2008  
Recording No.: 200804090086
17. Open Space Protected Area Easement Agreement and the terms and conditions thereof
- Recording Date: April 9, 2008  
Recording No.: 200804090087
18. 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, 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 in the document
- Recording Date: April 9, 2008  
Recording No.: 200804090088

**EXHIBIT "A"**

Exceptions  
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 16, 2024  
Recording No.: 202402160053

19. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Windsong Ranch Estates Homeowners Association  
Recording Date: April 9, 2008  
Recording No.: 200804090088

20. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: January 22, 2024  
Lessor: Phillip A. Del Nagro, Lester Francis and R. Lorrie Francis  
Lessee: Windsong Ranch Estates Homeowners Association, a Washington non-profit corporation  
Recording Date: February 16, 2024  
Recording No.: 202402160055

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

Granted to: Phillip A. Del Nagro, Lester Francis and R. Lorrie Francis  
Purpose: Access  
Recording Date: March 6, 2024  
Recording No.: 202403060042  
Affects: Gravel road accessible from Windsong Lane, near boundary between Lots 1 and 13 of said Plat

22. 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,

**EXHIBIT "A"**

Exceptions  
(continued)

and Federal law.

Affects: Tax Parcel No. P42280 / 4953-000-013-0100 and Tax Parcel No. P42294 / 4953-000-013-0000

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."

23. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording No.: 861257  
Recording No.: 200804180001  
Recording No.: 202007020045

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

24. City, county or local improvement district assessments, if any.
25. 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.

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 3, 2025  
between Shangara S Somal & Sarbjit K Somal and/or assigns Buyer ("Buyer")  
and Phillip Andrew Del Negro ("Seller")  
concerning 7624 Windsong Lane Sedro Woolley WA 98284 (the "Property")  
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.

Authentication  
Shangara S Somal 03/03/25  
Buyer Date  
Authentication  
Sarbjit K Somal 03/03/25  
Buyer Date

Phillip A Del Negro 4/04/24  
Seller Date  
\_\_\_\_\_  
Seller Date