

When recorded return to:

John McKee  
531 Briar Road  
Bellingham, WA 98225

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20251366  
Date 05/06/2025

### STATUTORY WARRANTY DEED

Guardian NW Title 25-23313-KH

THE GRANTOR(S) **Alan R. Williams and Phyllis J. Williams, husband and wife**, 15160 Bradshaw Road,  
Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to **John McKee, a married person, as his separate estate**

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

Lot 33, PARKER BUSINESS CENTER, as per plat recorded in Volume 11 of Plats, pages 91 through 96,  
inclusive, records of Skagit County, Washington.

Abbreviated legal description: Property 1:  
Lot 33, PARKER BUSINESS CENTER

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): P80392/4367-000-033-0000

Statutory Warranty Deed  
LPB 10-05

Order No.: 25-23313-KH

Page 1 of 3

Dated: 5/7/25

Alan R. Williams  
Alan R. Williams

Phyllis J. Williams  
Phyllis J. Williams

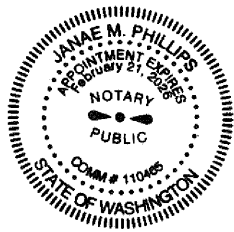
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 2nd day of May, 2025, by Alan R. Williams and Phyllis J. Williams.

J. Phillips  
Signature

Notary  
Title

My commission expires: 2-21-26



**EXHIBIT A**

25-23313-KH

**9. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT.**

Declaration Dated: March 23, 1977

Recorded: May 19, 1978

Auditor's No.: 879820

Executed: Parker J. Buck and Ruby A. Potter

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: January 16, 1981

Recorded: January 20, 1981

Auditor's No.: 8101200041

Executed By: Parker J. Buck, President of Patti Corporation

Said covenants have also been amended, modified, or in part waived as to some lots of the "PARKER BUSINESS CENTER", as disclosed by various sales instruments executed by the Patti Corporation.

By instrument recorded under Auditor's File No. 8412130027, Patti Corporation assigned control of the Architectural Control Committee and authority to Parker Business Center Association and, thereafter, said assignee amended said protective covenants by instrument recorded under Auditor's File No. 8501310044.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED

Declaration Dated: August 16, 1988

Recorded: August 23, 1988

Auditor's No.: 8808230079

Executed By: College Way Village Association

Said Covenants were further amended by documents recorded as Auditor's File Nos. 200802110009 and 200802210107.

**10. 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:**

Plat/Subdivision Name: Parker Business Center

Recorded: December 2, 1977

Auditor's No: 869706

11. Terms and Conditions of Standard Participation Contract(s) as recorded April 9, 1985, under Auditor's File Nos. 8504090019.

12. Exclusive easement for vehicular and pedestrian access to and egress from landscaping and parking of motor vehicles upon the South 15 feet of subject property as per instrument recorded August 17, 1990, under Auditor's File No. 9008170067.

**End of Exhibit A**Statutory Warranty Deed  
LPB 10-05