

When recorded return to:

Joseph L. Nelson and Lynn M. Nelson
4700 Woodside Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251493

May 16 2025

Amount Paid \$17750.00
Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 25-23188

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wayne J. Kremling and Bryn L. Kremling, husband and wife,

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

in hand paid, conveys, and warrants to Joseph L. Nelson and Lynn M. Nelson, a married couple

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

Lot 28, PLAT OF PARKSIDE, according to the plat thereof recorded in Volume 14 of Plats, pages 170 through 174, records of Skagit County, Washington.

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 "B" attached hereto

Tax Parcel Number(s): P99132/4552-000-028-0007

Dated: 5/12/25

Bryn L. Kremling
Bryn L. Kremling

Wayne J. Kremling
Wayne J. Kremling

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 12 day of May, 2025, by Bryn L. Kremling and Wayne J. Kremling.

[Signature]
Signature

Notary
Title

My commission expires: 6/19/25

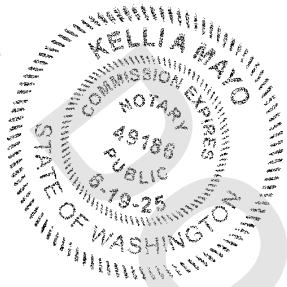


EXHIBIT B

25-23188-KM

9. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 78125, reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Dated: August 30, 1990

Recorded: September 6, 1990

Auditor's No: 9009060042

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

11. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 30, 1991

Recorded: May 30, 1991

Auditor's No: 9105300048

Executed by: Puget Sound Development, a Partnership

Said covenants were amended by document recorded under Auditor's File Nos. 9202060046, 200005260127 (a re-recording of 199909160014), 200108310164 and 201408220089.

12. 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: Parkside

Recorded: March 25, 1991

Auditor's No: 9103250003

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

13. Any tax, fee, assessments or charges as may be levied by Parkside Owner's Association.

14. Municipal assessments, if any, levied by the City of Anacortes.