

When recorded return to:

Gregory Insley and Andrea Insley
1604 Latitude Circle
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251689

Jun 02 2025

Amount Paid \$23802.00
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
620058888

Escrow No.: 620058888

STATUTORY WARRANTY DEED

THE GRANTOR(S) Denise M Gechas, a married person as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Gregory Insley and Andrea Insley, a married couple

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 19 OF 48 NORTH PLAT & PUD

Tax Parcel Number(s): P133677/6042-000-019-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 02 Jun 2025Denise M. Gechas

Denise M Gechas

Neil F. Holcomb

Neil F. Holcomb

State of WashingtonCounty of SKagitThis record was acknowledged before me on June 2, 2025 by Denise M Gechas and Neil Holcomb.Lorrie J Thompson

(Signature of notary public)

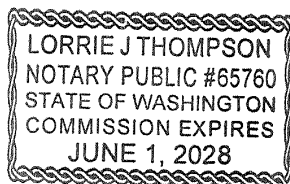
Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P133677/6042-000-019-0000

LOT 19 OF 48 NORTH PLAT & PUD, RECORDED ON MAY 2, 2017, UNDER SKAGIT COUNTY
AUDITOR'S FILE NO. 201705020028, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as provided in a document:

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."
Recording Date: October 29, 1969
Recording No.: 732440
Affects: All the air space above said Land

Reference is hereby made to said document for full particulars.
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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: 200807220033
3. 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: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Recording Date: July 5, 2016
Recording No.: 201607050142
Affects: A strip of land 10 feet in width with 5 feet on each side of the centerline of PSE's facilities as now constructed, to be constructed, extended or relocated
4. 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: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Recording Date: December 6, 2016
Recording No.: 201612060089
Affects: A Strip of land ten (10) feet in width with five (5) feet on each side of the centerline of PSE's facilities as now constructed, to be constructed, extended or relocated.

EXHIBIT "B"Exceptions
(continued)

5. 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: December 19, 2016

Recording No.: 201612190147

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Christopher P. Felt and Cheryl A. Felt

Purpose: Ingress, egress, roadway purposes and underground utilities

Recording Date: February 24, 2017

Recording No.: 201702240096

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Plat of 48 North Plat and PUD:

Recording No: 201705020028

8. 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 2, 2017

Recording No.: 201705020029

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 14, 2017

Recording No.: 201707140127

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 30, 2018

Recording No.: 201811300028

EXHIBIT "B"

Exceptions
(continued)

9. Tree Preservation Plan and Tree Assessment 48 North Anacortes, Washington Strandberg Custom Homes and Design and the terms and conditions thereof:
- Recording Date: May 2, 2017
Recording No.: 201705020030
10. Joint Use, Maintenance & Cost Sharing Covenant, and the terms and conditions thereof:
- Executed by: 48 North on Fidalgo Island, LLC
Recording Date: June 2, 2017
Recording No.: 201706020017
Affects: Said premises and other property
- First Amendment to Joint Use, Maintenance & Cost Sharing Covenant, and the terms and conditions thereof:
- Recording Date: November 5, 2021
Recording No.: 202111050085
11. Covenant Protecting Scenic Views and the terms and conditions thereof:
- Recording Date: July 14, 2017
Recording No.: 201707140126
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- | | |
|------------------------------|---------------------------|
| Year: | 2025 |
| Tax Account Number: | P133677/6042-000-019-0000 |
| Levy Code: | 0900 |
| Assessed Value-Land: | \$466,400.00 |
| Assessed Value-Improvements: | \$825,200.00 |
| General and Special Taxes: | Billed:\$9,752.84 |
| | Paid: \$0.00 |
| | Unpaid:\$9,752.84 |
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by Anacortes.