

When recorded return to:
James Song and Sima Song
2702 Shannon Point Rd
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252880
Sep 04 2025
Amount Paid \$12944.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Title No.: 620059469
Escrow No.: 245473435

Chicago Title
245473435

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bret Clement and Cynthia Clement, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys and warrants to James Song and Sima Song, 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.)

PTN LT 1, BLK. 12, FIRST PLAT OF SHIP HARBOR

Tax Parcel Number(s): P118098, 3816-012-001-0000

Subject to:

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

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."

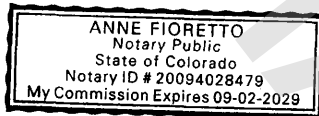
STATUTORY WARRANTY DEED
(continued)Dated: 8/22/25Bret Clement
Bret ClementCynthia Clement
Cynthia ClementState of COLORADO
County of JOHNSONThis record was acknowledged before me on AUG. 22, 2025 by Bret Clement and Cynthia Clement.Anne Fioretto
(Signature of notary public)
Notary Public in and for the State of COLORADO
My commission expires: 9-2-2029

EXHIBIT "A"

Legal Description

THAT PORTION OF BLOCK 12, FIRST PLAT OF SHIP HARBOR, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 1, THE SOUTH 50 FEET OF THAT PORTION OF VACATED HARRISON AVENUE ADJACENT TO LOT 1; AND THE WESTERLY 13 FEET OF VACATED SHANNON POINT ROAD ADJACENT TO THAT PORTION OF HARRISON AVENUE DESCRIBED HEREIN AND ADJACENT TO LOT 1.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Special Exceptions

1. 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 First Plat of Ship Harbor:

Recording No: Volume 1, Page 13

2. 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 Short Plat/Survey:

Recording No: 9906140133

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

Granted to: City of Anacortes
Purpose: Utility purposes
Recording Date: May 23, 1991
Recording No.: 9105230042
Affects: As described

4. Public or private easements, if any, over vacated portion of said premises.

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.