

202510140046

10/14/2025 10:37 AM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:
Shawn Olphin and Jessica Olphin
7456 Windsong Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253352

Oct 14 2025

Amount Paid \$12961.80
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059045

CHICAGO TITLE
620059045

STATUTORY WARRANTY DEED

THE GRANTOR(S) Esther Ann White, an unmarried 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 Shawn Olphin and Jessica Olphin, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 11, PLAT OF WINDSONG RANCH ESTATES, AS PER PLAT RECORDED ON APRIL 9,
2008, UNDER AUDITOR'S FILE 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): P127543 / 4953-000-011-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10-7-25

Esther Ann White
Esther Ann White

State of IDAHO

County of CANYON

This record was acknowledged before me on OCTOBER 7TH, 2025 by Esther Ann White.

Laurel A Holloway
(Signature of notary public)
Notary Public in and for the State of IDAHO
My appointment expires: 12/10/2026



EXHIBIT "A"
Exceptions

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

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

Recorded: July 31, 1984
 Recording No.: 8407310027, 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 North Half of the Northeast Quarter of the Southeast Quarter
3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 21, 1985
 Recording No.: 8501210006, records of Skagit County, Washington
 In favor of: Donald L. Bradley
 For: Ingress, egress and utilities
 Affects: A portion of the Northeast Quarter of the Southeast Quarter
4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: April 25, 1989
 Recording No.: 8904250085, records of Skagit County, Washington
 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, records of Skagit County, Washington, executed by Phillip E. Zeidner and Kathryn J. Zeidner, husband and wife.
5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 16, 1993
 Recording No.: 9306160097, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary

EXHIBIT "A"Exceptions
(continued)

appurtenances

Affects: A portion of the Northeast Quarter of the Southeast Quarter

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

Recorded: October 28, 1993

Recording No.: 9310280159, records of Skagit County, Washington

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

7. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Recorded: October 22, 1917

Recording No.: 121746, records of Skagit County, Washington

Executed By: David Tozer Company, a corporation of Minnesota

Affects: The South Half of the Northeast Quarter

As Follows: Any and all minerals or mining rights which have been heretofore reserved or excepted from any conveyance of any of said lands by any of the grantors in any of the deeds now of record in the office of the County Clerk and Recorder of said Skagit County, under which the said party of the first part claims title to any of the lands above described.

Affects: The South Half of the Northeast Quarter

8. Agreement, including the terms and conditions thereof; entered into;

By: Philip E. Zeidner, M.D. Trustee for the Retirement Trust for the benefit of
Philip E. Zeidner, M.D. wwi Katy Zeidner

And Between: Donald J. Dando and Amy M. Dando, husband and wife

Recorded: May 26, 1983

Recording No. 8305260009, records of Skagit County, Washington

Providing: The location of the boundary between the properties of the above parties
is not the fence

9. Agreement, including the terms and conditions thereof; entered into;

By: Philip E. Zeidner, M.D. individually and as Trustee for the Retirement Trust
for the benefit if Philip Zeidner, M.D. wwi Katy Zeidner

And Between: Donald J. Dando and Amy M. Dando, husband and wife

Recorded: October 28, 1993

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

- Recording No. 9310280159, records of Skagit County, Washington
Providing: Common Drive
10. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 17, 2006
Recording No.: 200607170159, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Underground electric system, together with necessary appurtenances
11. Terms and conditions set forth in Skagit County Variance No. PP 05-0457;
Recorded: December 1, 2005
Recording No.: 200512140138, records of Skagit County, Washington
12. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: April 28, 2005
Recording No.: 200504280008, records of Skagit County, Washington
Said document being a re-recording of Recording No. 200502160067
13. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: July 28, 1983
Recording No.: 8307280021
Matters shown: Fence
Affects: Lot 13 Windsong Ranch Estates only
14. 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 Estate:
Recording No: 200804090083
15. Plat Lot of Record Certification
Recording Date: April 9, 2008
Recording No.: 200804090084
Affects: Lots 1-13 of Plat of WindSong Ranch
16. Operation and Maintenance Manual For the Stormwater Collection System and Detention

EXHIBIT "A"Exceptions
(continued)

System and the terms and conditions thereof

Recording Date: April 9, 2008
Recording No.: 200804090085

17. Natural Resource Land Easement Agreement and the terms and conditions thereof

Recording Date: April 9, 2008
Recording No.: 200804090086

18. Open Space Protected Area Easement Agreement and the terms and conditions thereof

Recording Date: April 9, 2008
Recording No.: 200804090087

19. 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

Modification(s) of said covenants, conditions and restrictions

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

20. 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

21. 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

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

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."

22. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
23. City, county or local improvement district assessments, if any.