

202605040048

05/04/2026 09:11 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

LE 20061720
TICOR TITLE
RES70236719
When recorded return to:
Shantelle Barker
Ticor Title Company
33400 9th Ave S, Ste. 102
Federal Way, WA 98003

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261323
May 01 2026
Amount Paid \$9437.40
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Josefina Beecher, also appearing of record as Josephine C. Beecher and Mary McConnaughey, also appearing of record as Mary. E. Barrick, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Colleen Ann Heffernan, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 10, "SAMISH RIVER PARK, DIVISION NO. 1," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 43 AND 44, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

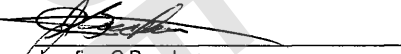
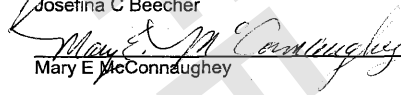
Tax Parcel Number(s): P68686, 3990-000-010-0004,

Subject to:


STATUTORY WARRANTY DEED
(continued)

SPECIAL EXCEPTIONS

Dated: April ²⁹ 26, 2026


Josefina C Beecher

Mary E McConnaughey

State of Washington
County of Island
This record was acknowledged before me on 4-29-26 by Josefina C Beecher and Mary E McConnaughey.


(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-28



SPECIAL EXCEPTIONS:

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 10, 1929
Recording No.: 225812
Affects: as described in said instrument
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: State of Washington, Department of Game
Purpose: Right of way for sport fishermen
Recording Date: May 11, 1954
Recording No.: 501365
3. Covenants, conditions, restrictions and easements 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: August 15, 1967
Recording No.: 703232
Modification(s) of said covenants, conditions and restrictions
Recording Date: February 16, 1968
Recording No.: 710329

Modification(s) of said covenants, conditions and restrictions
Recording Date: April 12, 1979
Recording No.: 7904120004
Modification(s) of said covenants, conditions and restrictions
Recording Date: September 22, 1995
Recording No.: 9509220088
Modification(s) of said covenants, conditions and restrictions
Recording Date: March 23, 1998
Recording No.: 9803230110
Modification(s) of said covenants, conditions and restrictions
Recording Date: August 18, 1998
Recording No.: 9808180048
4. 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: Samish River Park, Inc
Recording Date: August 15, 1967
Recording No.: 703232

SCHEDULE B, PART II - Exceptions
(continued)

5. 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 Samish River Park Division No. 1:

Recording No.: 703269
6. Resolution No. 2121-08 and the terms and conditions thereof:

Recording Date: May 12, 2008
Recording No.: 200805120181
7. Resolution No. 2161-09 and the terms and conditions thereof:

Recording Date: June 12, 2009
Recording No.: 200906120099
8. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
9. 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."
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.