

When recorded return to:

Kenneth Jack Bisbee, Jr and Chris L. Bisbee
7339 Hideaway Ln
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262178

Jul 10 2026

Amount Paid \$7525.00
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.: 620062516

Chicago Title
620062516

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard A. Puppe and Kenna L. Puppe, 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 Kenneth Jack Bisbee, Jr and Chris L. Bisbee, a married couple

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

LOT 22, PLAT OF WILDERNESS VILLAGE DIV. NO. 1, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 10 OF PLATS, PAGES 48 THROUGH 50, INCLUSIVE, 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): P78205 / 4208-000-022-0006

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 7/9/2026
Richard A. Puppe
Kenna L. PuppeState of WashingtonCounty of SnohomishThis record was acknowledged before me on July 9, 2026 by Richard A. Puppe
and Kenna L. Puppe.

(Signature of notary public)

Notary Public in and for the State of

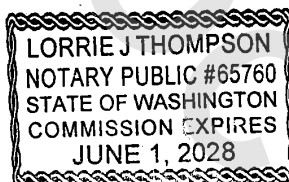
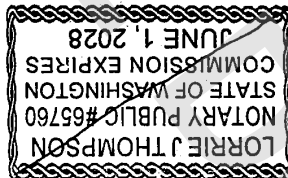
WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"

Exceptions

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

In favor of: The Sound Timber Company, an Iowa corporation
 Purpose: 30 foot road right-of-way
 Recording Date: November 5, 1935
 Recording No.: 273805
 Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the
 Willamette Meridian (being a portion of the underlying legal description of said plat)

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 the Plat of Wilderness Village Div. No. 1

Recording No: 788213

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: July 20, 1973
 Recording No.: 788214

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 7, 2004
 Recording No.: 200409070165

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 5, 2005
 Recording No.: 200505050063

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 23, 2007
 Recording No.: 200707230123

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"Exceptions
(continued)

Recording Date: March 5, 2018
Recording No.: 201803050117

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: Wilderness Village Community Association
Recording Date: July 20, 1973
Recording No.: 788214

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

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 30, 1973
Recording No.: 793933
Affects: Portion of said premises

6. Mitigation Plan Public Water System Wellhead Protection Area and the terms and conditions thereof:

Recording Date: March 26, 2004
Recording No.: 200403260123

7. 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

EXHIBIT "A"

Exceptions
(continued)

NR Lands."

8. City, county or local improvement district assessments, if any.

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Authentisign <i>Richard Puppe</i>	03/21/2026
Seller	Date
Authentisign <i>Kenna Puppe</i>	03/21/2026
Seller	Date