

When recorded return to:
Eric Jacobs
7429 Windsong Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249489
Feb 02 2024
Amount Paid \$13282.20
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620055318

Escrow No.: 245460378

STATUTORY WARRANTY DEED

THE GRANTOR(S) 7420 Windsong Lane LLC, a Washington limited liability company

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 Eric Jacobs, a married man as separate property

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

LOT 4, 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): P127536 / 4953-000-004-0000,

Subject to:

1. 1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
Grantor: State of Washington
Recording No.: 121746
The Company makes no representations about the present ownership of these reserved and

STATUTORY WARRANTY DEED

(continued)

excepted interests.

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. 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 18, 1955

Recording No.: 527377

3. Agreement and the terms and conditions thereof:

Executed by: Philip E. Zeidner, M.D. Trustee for the Retirement Trust for the benefit of Philip E. Zeidner, M.D. w/w Katy Zeidner and Donald J. Dando and Amy M. Dando, husband and wife

Recording Date: May 26, 1983

Recording No.: 8305260009

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

4. 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 Survey:

Recording No: 8307280021

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: July 31, 1984

Recording No.: 8407310027

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

In favor of: Donald L. Bradley

Purpose: Ingress, egress and utilities

Recording Date: January 21, 1985

Recording No.: 8501210006

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

Granted to: Water District No. 1 of Skagit County, Washington

Purpose: Pipe lines and appurtenances

STATUTORY WARRANTY DEED

(continued)

Recording Date: April 25, 1989

Recording No.: 8904250085

We note a Revocation of said easement recorded July 7, 1989, under Recording No. 8907070063, records of

Skagit County, Washington, executed by Philip E. Zeidner and Kathryn J. Zeidner, husband and wife.

8. 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: June 16, 1993

Recording No.: 9306160097

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

In favor of: Donald J. Dando and Amy M. Dando, husband and wife

Purpose: Common Drive

Recording Date: October 28, 1993

Recording No.: 9310280159

10. Agreement and the terms and conditions thereof:

Executed by: Philip E. Zeidner, M.D. individually and as Trustee for the Retirement Trust for the benefit of

Philip Zeidner, M.D. w/wi Katy Zeidner

Recording Date: October 28, 1993

Recording No.: 9310280159

Regarding: Common drive

11. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: April 28, 2005

Recording No.: 200504280008

Said document being a re-recording of Recording No. 200502160067.

12. Skagit County Variance No. PP 05-0457 and the terms and conditions thereof:

Recording Date: December 1, 2005

Recording No.: 200512140138

13. 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.

Purpose: Underground electric system, together with necessary appurtenances

Recording Date: July 17, 2006

Recording No.: 200607170159

14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments,

dedications, building setback lines, notes, statements, and other matters, if any, but omitting

STATUTORY WARRANTY DEED

(continued)

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 Estates:
Recording No: 200804090083

15. Plat Lot of Record Certification and the terms and conditions thereof:

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 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, 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: April 9, 2008

Recording No.: 200804090088

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, its successors and assigns

Recording Date: April 9, 2008

Recording No.: 200804090088

21. The property may be subject to the Skagit County Right-to-Manage Natural Resource

STATUTORY WARRANTY DEED

(continued)

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."

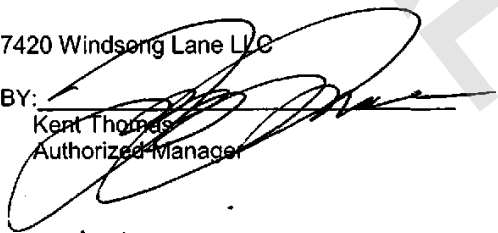
22. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

Dated:

January 31, 2024

7420 Windsong Lane LLC

BY:


 Kent Thomas
 Authorized Manager

State of

Washington

County of

Whatcom

This record was acknowledged before me on January 31, 2024 by Kent Thomas as
 Authorized Manager of 7420 Windsong Lane LLC.

(Signature of notary public)

Notary Public in and for the State of

My appointment expires:

Washington
8.29.2024
