

202608310042

08/31/2026 10:32 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Jason Lin
861 Summerhill Dr
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262797

Aug 31 2026

Amount Paid \$15436.00
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

Escrow No.: 245480551

Chicago Title
620061751

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kyoko Akutsu and Christopher Ray England, a married couple

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 Jason Lin, an unmarried man

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

LOT 7 AND TRACT F, "SKYVIEW DREAM ACRES", AS RECORDED MAY 28, 2003, UNDER
AUDITOR'S FILE NO. 200305280141, 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): P120435, 4815-000-007-0000

STATUTORY WARRANTY DEED
(continued)

Dated: August 3, 2026

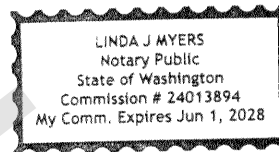
Kyoko Akutsu
Kyoko AkutsuChristopher England
Christopher EnglandState of WASHINGTONCounty of KITSAPThis record was acknowledged before me on August 3, 2026 by Kyoko Akutsu and Christopher England.Linda J Myers
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 06/01/2028

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: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recorded: June 20, 1950
Recording No.: 447275
 Affects: A portion of the subject property

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

Purpose: Road right-of-way
 Recorded: December 30, 1953
Recording No.: 496763
 Affects: Portion of said premises

3. Regulatory notice/agreement that may include covenants, conditions and restrictions, affecting the subject property;

Executed By: Skagit County Hearing Examiner
 Recorded: July 31, 2000
Recording No.: 200007310110

4. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Daryl Kilwine and Meredith Kilwine, husband and wife
 Recorded: January 30, 2002
Recording No.: 200201300041

NOTE: This exception does not include present ownership of the above mineral rights.

5. 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: May 28, 2003
Recording No.: 200305280142

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

By: Western Washington Corporation of Seventh Day Adventists
 And Between: Skagit County
 Recorded: May 28, 2003
Recording No.: 200305280143
 Providing: Protected Critical Area Agreement

EXHIBIT "A"

Exceptions Continued

7. Terms and provisions of operation and maintenance manual for the Skyview Dream Acres, recorded May 28, 2003, under Recording No. 200305280144, records of Skagit County, Washington.
8. Terms, conditions, and restrictions of that instrument entitled Title Notification Development Activities On or Adjacent to Designated Natural Resource Lands;
- Recorded: December 19, 2003
Recording No.: 200312190134
9. 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 Skyview Dream Acres:
- Recording No.: 200305280141
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
- Recorded: May 28, 2003
Recording No.: 200305280142
Imposed By: Western Washington Corporation of Seventh Day Adventists
11. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof
- Recording Date: March 25, 2004
Recording No.: 200403250101
12. 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, 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: September 17, 2019
Recording No.: 201909170052

EXHIBIT "A"

Exceptions Continued

13. 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."

14. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2026
Tax Account No.:	P120435 / 4815-000-007-0000
Levy Code:	1155
Assessed Value-Land:	\$285,400.00
Assessed Value-Improvements:	\$666,900.00

General and Special Taxes:

Billed:	\$8,240.33
Paid:	\$4,120.21
Unpaid:	\$4,120.12

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