

When recorded return to:

Bradley P. Hayton and Barbara V. Hayton
102 Circle Drive
Camano Island, WA 98282

REAL ESTATE EXCISE TAX
Excise Number 47381
03/17/2021
Amount Paid \$3205.00
Wanda Grone, CPA
Island County Treasurer

GND 21-9689 \$109.50

STATUTORY WARRANTY DEED

THE GRANTOR(S) Withers Construction Frozen Profit Sharing Plan and Trust, who acquired title as Withers Construction Inc., P.S.P., by it's Sole and Remaining Trustee, Jeanne S. Withers, 71450 Estellita Drive, Rancho Mirage, CA 92270,

for and in consideration of **ten dollars and other valuable consideration, as part of an IRS Tax Deferred 1031 Exchange**

in hand paid, conveys, and warrants to Bradley P. Hayton and Barbara V. Hayton, a married couple

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

✓ FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF. pg. 3

Abbreviated legal description: Property 1:

✓ Section 14, Township 31 North, Range 2 East; Ptn. SW NE (aka Lot A, BLA No. 437/06)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

✓ Tax Parcel Number(s): R23114-282-3120

Dated: 3-9-2021

Withers Constructions Inc., P.S.P. ✓

By: Jeanne Withers
Jeanne Withers, Sole and Remaining Trustee

STATE OF CALIFORNIA
COUNTY OF Riverside

I certify that I know or have satisfactory evidence that Jeanne Withers is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the fructer of Withers Constructions Inc. PSP to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 8, 2021

Jeff R. Kallmann
Signature

Notary Public
Title

My appointment expires: 1/10/2022



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: NHN Kodiak Avenue, Camano Island, WA 98257
Tax Parcel Number(s):

Property Description:

The East Half of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 14, Township 31 North, Range 2 East of the Willamette Meridian;

TOGETHER WITH an easement for ingress, egress and public utilities as established in instrument recorded September 13, 1970 under Auditor's File No. 234515 and as amended by partial release of easement recorded December 2, 1983 under Auditor's File Number 418306;

ALSO TOGETHER WITH an easement for ingress, egress and utilities as established in instrument recorded December 2, 1983 under Auditor's File Number 418305;

TOGETHER WITH all that portion of the East Half of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 14, Township 31 North, Range 2 East of the Willamette Meridian, lying North of the following described line:

COMMENCING at the Southwest corner of said East Half;
thence North 00°19'21" West along the West line thereof a distance of 114.04 feet to the True Point of Beginning;
thence North 89°37'04" East a distance of 103.75 feet;
thence North 0°19'21" West a distance of 147.94 feet;
thence North 89°37'15" East a distance of 50.38 feet;
thence South 0°19'21" East a distance of 24.44 feet;
thence North 89°38'01" East a distance of 140.72 feet;
thence North 33°27'24" East a distance of 72.22 feet to a point on the East line of said East Half and the terminus point of herein described line.

(Being a portion of Lots A and B of Boundary Line Adjustment recorded under Auditor's File Number 4171901.)

(Also known as New Lot A of Boundary Line Adjustment No. 437/06 as recorded January 23, 2007 under Auditor's File No. 4192328.)

EXHIBIT B

21-9689-TJ

1. Reservations contained in deed from the State of Washington, recorded under Auditor's File No. 19069, reserving to the grantor 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.

2. Reservations contained in deed from the State of Washington, recorded under Auditor's File No. 19351, reserving to the grantor 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.

3. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: September 15, 1970
Auditor's No.: 234515
Purpose: Ingress, egress and utilities
Area Affected: Beneficial Easement
Said easement was amended by document recorded under Auditor's File No. 418306.

4. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: December 2, 1983
Auditor's No.: 418305
Purpose: Ingress, egress and utilities
Area Affected: Beneficial Easement

5. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded March 24, 1999 as Auditor's File No. 99007094.

6. Covenants to prevent practices which might contaminate water supply recorded under Auditor's File No. 20044030.

Correction recorded under Auditor's File No. 4009221.

7. Regulatory notice/agreement regarding Forest Practices that may include covenants, conditions and restrictions affecting the subject property recorded December 24, 2002 as Auditor's File No. 4041902 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

8. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: January 30, 2006
Auditor's No.: 4160916
Purpose: Waterline
Area Affected: As located

9. Terms and conditions of Declaration of Covenants, Operations and Maintenance, recorded January 30, 2006, as Auditor's File No. 4160917.

Statutory Warranty Deed
LPB 10-05

10. Regulatory notice/agreement regarding Fire Protections that may include covenants, conditions and restrictions affecting the subject property recorded January 30, 2006, as Auditor's File No. 4160918.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

11. Regulatory notice/agreement regarding Water System that may include covenants, conditions and restrictions affecting the subject property recorded January 30, 2006 as Auditor's File No. 4160919 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

12. Easement affecting a portion of said premises and for the purpose of Right and authority to construct, erect, alter, improve, repair, operate and maintain an electric distribution system, in favor of Public Utility District No.1 of Snohomish County and Verizon Northwest, Inc. recorded February 24, 2006 as Auditor's File No. 4163104.

13. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 4171901.

14. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: September 15, 2006
Auditor's No.: 4181818
Purpose: Drainfield, operation and maintenance
Area Affected: As located
Amendment recorded September 9, 2010 under Auditor's File No. 4280621.

15. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 4192328.

16. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: September 24, 2007
Recorded: May 11, 2007, September 25, 2007 and November 9, 2007
Auditor's No.: 4201804, 4212680 and 4215935
Affects: Private Road

17. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: January 28, 2008
Auditor's No.: 4220437
Purpose: Storm Water Drainage
Area Affected: As located
Amendment recorded May 15, 2009 under Auditor's File No. 4251461.

18. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: February 19, 2008
Auditor's No.: 4221878
Purpose: Drainfield and septic line

Statutory Warranty Deed
LPB 10-05

Area Affected: As located
 Amendments recorded September 9, 2010 and November 10, 2010 under Auditor's File Nos. 4280618 and 4284672.

19. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Darryl Jones, recorded February 25, 2008 as Auditor's File No. 4222492.

20. Regulatory notice/agreement regarding Private Drainage that may include covenants, conditions and restrictions affecting the subject property recorded June 25, 2008 as Auditor's File No. 4231550 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

21. Regulatory notice/agreement regarding Private Road Maintenance that may include covenants, conditions and restrictions affecting the subject property recorded July 16, 2008 as Auditor's File No. 4232984 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

22. Terms and conditions of Off-Site Drainifiel Easement and Operation and Maintenance Agreement, recorded May 19, 2009 as Auditor's File No. 4251720.

Said instrument was modified by instrument recorded July 29, 2009 and March 9, 2010, under Auditor's File No. 4257342 and 4269976.

23. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: May 29, 2008
 Auditor's No.: 4252524
 Purpose: Access for drainifield
 Area Affected: As located

24. Regulatory notice/agreement regarding Private Road Maintenance that may include covenants, conditions and restrictions affecting the subject property recorded November 10, 2010, as Auditor's File No. 4284673.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

25. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named 038/07.R23114-225-3310 recorded May 10, 2011, as Auditor's File No. 4294840.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering

Statutory Warranty Deed
 LPB 10-05

Statement" or "Resale Certificate".

26. Regulatory notice/agreement regarding Covenant for alternative Fire Protection that may include covenants, conditions and restrictions affecting the subject property recorded March 12, 2018, as Auditor's File No. 4440641.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

27. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof, recorded March 19, 2018, as Auditor's File No. 4440981