

Return Address:
CW Title and Escrow
1205 N. Wenatchee Ave.
Wenatchee, WA 98801

197885
REAL ESTATE EXCISE TAX
PAID \$38805.00
Chelan County Treasurer
11/07/2022 *SLM*

STATUTORY WARRANTY DEED

32614JC

<p>Reference numbers of related documents: n/a</p> <p>Grantors:</p> <ol style="list-style-type: none"> SERR, Robert W. RECORDS, Valerie Scott <p>Grantees:</p> <ol style="list-style-type: none"> WELLNITZ, Michael Jason and Amy <p>Legal Description:</p> <ol style="list-style-type: none"> Lot 163, SP No. 2013-002CH, Chelan County, WA Additional legal description is on page 1 of document <p>Assessor's Property Tax Parcel Number(s): 27 22 11 597 082</p>

THE GRANTORS, Robert W. Serr and Valerie Scott Records, husband and wife, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, convey and warrant to Michael Jason Wellnitz and Amy Wellnitz, a married couple, the following described real estate, situated in the County of Chelan, State of Washington:

Lot 163, as delineated on City of Chelan County Short Plat No. 2013-002CH, Chelan County, Washington, recorded October 22, 2013 in Book SP 25 of Short Plats, Page 3.

TOGETHER WITH all appurtenances belonging thereto.

SUBJECT TO:

- Rights and liabilities under customary agreement for water right in Lake Chelan Irrigation District including the restriction of the use of said water for irrigation, stock, and domestic purposes, the granting of an easement for lateral ditches

and pipelines used in connection therewith, and the creation of a lien upon the land for assessments therein, as disclosed by various instruments of record.

2. Terms, covenants, conditions and restrictions as contained in recorded Boundary Line Adjustment 2004-005CH:
Recorded: September 24, 2004
Recording No.: 2183783
3. Restrictions, conditions, dedications, notes, easements and provisions delineated and/or described on the plat Granite Ridge recorded under Auditor's File No. 2206883, and amended October 14, 2010, under Auditor's File No. 2331346 in Chelan County, Washington, and amended December 22, 2010 under Auditor's File No. 2335463.
4. Terms, covenants, conditions and restrictions as contained in recorded Boundary Line Adjustment:
Recorded: July 21, 2006
Recording No.: 2232765
5. Terms, covenants, conditions and restrictions as contained in recorded Boundary Line Adjustment:
Recorded: April 11, 2013
Recording No.: 2380293
6. Restrictions, conditions, dedications, notes, easements and provisions contained and/or delineated on the face of the Short Plat recorded under Chelan County Recording No. 2391719.
7. Easement, including terms and provisions contained therein:
Recorded: February 2, 1912
Recording No.: 42647
For: Irrigation pipelines
Affects: A portion of said premises and other properties
8. Easement, including terms and provisions contained therein:
Recorded: July 24, 1918
Recording No.: 74552
For: Pipelines
Affects: A portion of said premises and other properties
9. Easement, including terms and provisions contained therein:
Recorded: May 11, 1923
Recording No.: 111514
For: Road
Affects: A portion of said premises and other properties

10. An Easement including all its terms and provisions granted to Chelan Electric Company, for the right to perpetually impound the waters of Lake Chelan and to raise the same to the elevation of 1100 feet above sea level, and to perpetually inundate and overflow to the said elevation:
Recorded: June 25, 1925, October 5, 1925, March 9, 1928
Recording No.: 131775, 134913, 163496

11. Easement, including terms and provisions contained therein:
Recorded: February 11, 1928
Recording No.: 162603
For: Pump Site and Pipeline
Affects: A portion of said premises and other properties

12. Easement, including terms and provisions contained therein:
Recorded: November 19, 1975
Recording No.: 755078
For: Sewage Lines
Affects: A portion of subject premises and other properties

13. Covenants, conditions, restrictions, easements and assessments, if any, (but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant [a] is exempt under Chapter 42, Section 3607 of the United States code or [b] relates to handicap but does not discriminate against handicapped persons) contained in instrument:
Recorded: August 24, 2005
Auditor's File No.: 2207525

Amendment(s) and/or modification(s) of said covenants:
Recorded: September 7, 2016
Recording No.(s): 2443562

14. Terms and conditions of Declaration of Easements and Covenants to Share Costs for Granite Ridge:
Recorded: September 13, 2005
Recording No.: 2209126

Amendment(s) and/or modification(s) of said covenants:
Recorded: November 4, 2005
Recording No.(s): 2213458

15. Easement, including terms and provisions contained therein:
Recorded: September 16, 2005
Recording No.: 2209522
In favor of: Public Utility District No. 1 of Chelan County

- For: Electric transmission and/or distribution system
Affects: A portion of subject premises and other properties
16. Easement, including terms and provisions contained therein:
Recorded: September 16, 2005
Recording No.: 2215471
In favor of: Public Utility District No. 1 of Chelan County
For: Underground Utilites
Affects: A portion of subject premises and other properties
17. Agreement and the terms and conditions thereof:
Between: City of Chelan
and: Lake Chelan Development, LLC
Recorded: August 17, 2009
Recording No.: 2309741
Purpose: Developer Reimbursement Agreement
18. Terms and conditions of Declaration of Expiration of Class B Control Period:
Recorded: November 21, 2012
Recording No.: 2372042
19. Terms and conditions of Assignment of Rights:
Recorded: May 22, 2013
Recording No.: 2382725
20. Covenants, conditions, restrictions, easements and assessments, if any, (but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant [a] is exempt under Chapter 42, Section 3607 of the United States code or [b] relates to handicap but does not discriminate against handicapped persons) contained in instrument:
Recorded: July 26, 2013
Auditor's File No.: 2386815
21. Easement, including terms and provisions contained therein:
Recorded: January 14, 2014
Recording No.: 2395496
For: Alley Access and Construction Easement
Affects: Portion of subject premises and other properties
22. Easement, including terms and provisions contained therein:
Recorded: April 20, 2015
Recording No.: 2416547
In favor of: The Lookout Owners Association
Affects: A portion of said premises

