



201008230274
Skagit County Auditor
8/23/2010 Page 1 of 2 3:38PM

When recorded return to:
Tina M. Sager
TAAAG, LLC
17643 W. Big Lake Blvd
Mount Vernon, WA 98274

Filed for record at the request of:



425 Commercial, PO BOX 638
Mount Vernon, WA 98273
Order No.: 620011423 ✓

STATUTORY WARRANTY DEED

THE GRANTOR(S) BRIAN R. AMMONS and KRISSA NICOLE AMMONS, husband and wife and WILLIAM D. KRIEGER, a married man as his sole and separate property, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, conveys, and warrants to TAAAG, LLC, a Washington limited liability company

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

The North Half of the South Half of the North Two-Thirds of Government Lot 1 in Section 18, Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT all road rights of way.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 350518-0-029-0001 P39316

Subject to: Conditions, covenants, restrictions and easements of records as more fully described in Schedule B, Special Exceptions, Paragraphs 1 thru 4, Chicago Title Insurance Company order 620011423, which is attached hereto and made a part hereof.

Dated: August 18, 2010

BRIAN R. AMMONS

KRISSA NICOLE AMMONS

WILLIAM D. KRIEGER

State of Washington
County of SKAGIT



I certify that I know or have satisfactory evidence that ^{MKP}William D. Krieger, Brian R. Ammons and Krissa Nicole Ammons are the person(s) who appeared before me, and said person(s) acknowledged that they signed this ~~of~~ instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 20 2010

Name: **MARCIE K. PALECK**
Notary Public in and for the State of Washington,
Residing at: Mount Vernon, WA

My appointment expires: October 15 2012

2558
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 23 2010

Amount Paid \$ 3565.00
By Skagit Co. Treasurer
Deputy

SCHEDULE B

1. Exceptions and reservations as contained in instrument;
 Recorded: July 15, 1912
 Auditor's No.: 82167, records of Skagit County, Washington
 Executed By: Puget Mill Company, a corporation
 As Follows: All metals, minerals, oils, gases and fossils of every name and nature which may be in or upon the above described premises, and the right to enter said premises or any part hereof for the purpose of prospecting, mining, or for any purpose incidental to the extracting of any of the above metals, minerals, oils, gases and fossils, from the said premises, provided, however, said party of the second part, his heirs, administrators and assigns, shall be reasonably compensated for all damage done to the surface and soil of said land and the improvements thereon.

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: August 31, 1954
 Auditor's No(s): 505891, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County
 For: Pipe or pipes, line or lines for the transportation of water
 Affects: The Westerly 20 feet of the North Half of the South Half of the North two-thirds of Government Lot 1 of Section 10, Township 35 North, Range 5 East of the Willamette Meridian; EXCEPT all road right of ways

3. Any matters arising out of questions as to the exact location of the North and South boundaries of said premises due to legal description by area instead of metes and bounds.

4. With respect to Paragraph F of the General Exceptions, Certificate for City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system;
 Recorded: February 23, 1995 and April 4, 2005
 Auditor's No.: 9502230028 and 200504040073, records of Skagit County, Washington

5. Deed of Trust, including the terms and conditions thereof, securing an indebtedness of \$201,750.00;
 Dated: September 16, 2008
 Recorded: September 19, 2008
 Auditor's No.: 200809190017, records of Skagit County, Washington
 Grantor: Brian R. Ammons and Krissa Nicole Ammons, husband and wife and William D. Krieger, an unmarried person
 Trustee: Washington Services, Inc., a Washington corporation
 Beneficiary: Washington Federal Savings

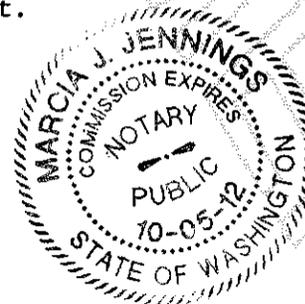
6. Liability to future assessments, if any, levied by City of Sedro Woolley.

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that William D. Krieger is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 19, 2010
Marcia J. Jennings
 Notary Public in and for the State of WA

My appointment expires: 10/5/2012
 Marcia J. Jennings



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Skagit County Auditor