

AFTER RECORDING MAIL TO:

Gary Furrenes and Hollie Furrenes
4753 Prairie Lane
Sedro Woolley, WA 98284



201009220041

Skagit County Auditor

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Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

100348-2

STATUTORY WARRANTY DEED

File No: **4271-1624860 (DC)**

Date: **September 17, 2010**

Grantor(s): **Ryan Lenz**
Grantee(s): **Gary Furrenes and Hollie Furrenes**
Abbreviated Legal: **Lot 4, River Valley Estates**
Additional Legal on page:
Assessor's Tax Parcel No(s): **P125890**

THE GRANTOR(S) Ryan Lenz, a married man for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to **Gary Furrenes and Hollie Furrenes, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 4, River Valley Estates, according to the Plat thereof recorded under Auditor's File No. 200702130030, records of Skagit County, Washington.

Subject To: 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.


Ryan Lenz

2881
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 22 2010

Amount Paid \$
Skagit Co. Treasurer
By Deputy

3387.00
Om

APN: P125890


Statutory Warranty Deed
- continued

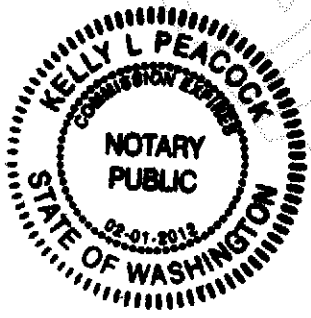
File No.: 4271-1624860 (DC)
Date: 09/17/2010

STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **Ryan Lenz**, (is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-20-10





Notary Public in and for the State of Washington
Residing at: Mt Vernon, WA
My appointment expires: 2-1-12



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SCHEDULE "B-1"

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: Chester James and Donovan James, as Trustees
of the heirs of the Ralph James Estate
Recorded: June 28, 1971
Auditor's No.: 754608
As Follows:

"Reserving however to the seller, his heirs and assigns, a non-exclusive easement over and across the West 30 feet of the above described property for road purposes."

B. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: River Valley Estates
Recorded: February 13, 2007
Auditor's No.: 200702130030

We note the following on the face of Plat:

A \$100 park donation fee shall be paid for each lot in this subdivision at the time of building permit application. This fee shall be paid by the lot owner.

(Affects Lots 1, 4 and 5)

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Property owners of record
Dated: February 5, 2007
Recorded: February 13, 2007
Auditor's No.: 200702130031
Purpose: Non-exclusive easement and Maintenance Declaration
for Road and Infiltration Pond

D. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: February 13, 2007
Auditor's No.: 200702130032



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E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 7, 2007
Recorded: February 13, 2007
Auditor's No.: 200702130033
Executed By: Thomas J. Lenz and Cynthia L. Lenz, husband and wife

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: May 25, 2006
Recorded: June 19, 2006
Auditor's No.: 200606190172
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of subject property



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