

When recorded return to:
Justin Marsh and Rachael Marsh
10687 Vista View
Sedro Woolley, WA 98284



201211300144
Skagit County Auditor

11/30/2012 Page 1 of 2 2:12PM

Recorded at the request of:

File Number: 101620

Statutory Warranty Deed

101620-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR FSC Enterprises, LLC, a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Justin Marsh and Rachael Marsh, husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Abbreviated Legal:

Ptn. Lot 1, Block 3, "LAMM'S PANORAMA VIEW LOTS"

Tax Parcel Number(s): **P67789, 3965-003-001-0000**

Lot 1, Block 3, "LAMM'S PLAT OF PANORAMA VIEW LOTS", according to the plat recorded in Volume 7 of Plats, page 39, records of Skagit County, Washington; EXCEPT that portion described as follows:

Beginning at the Northeast corner of said Lot 1; thence Southeasterly along the Easterly line of said Lot 1, a distance of 20 feet; thence West 83 feet, more or less, to the Northwest corner of said Lot 1; thence Northeasterly along the Northerly line of said Lot 1 to the point of beginning.

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 per Exhibit "A" attached hereto

Dated 11-29-12

FSC Enterprises, LLC

By: Wayne Sligar, Member

By: Bob Cogdal, Member

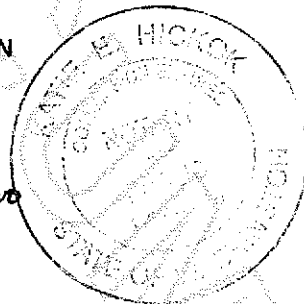
By: Billy Farrar, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123835
NOV 30 2012

STATE OF Washington
COUNTY OF Skagit

Amount Paid \$ 3120.00
Skagit Co. Treasurer
BSS nam Deputy



I certify that I know or have satisfactory evidence that Bob Cogdal, Billy Farrar and Wayne Sligar is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Managing Members of FSC Enterprises, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-29-12

Katie Hickok

Notary Public in and for the State of Washington

Residing at MyVernon, Washington

My appointment expires: 1/07/2015

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 101620
~~509~~

SCHEDULE "B-1"

EXCEPTIONS:

A. Mineral reservations as contained in Deed through which title is claimed from W. M. Lindsay and Emma S. Lindsay, his wife, dated March 18, 1902 and recorded March 22, 1902, in Volume 44 of Deeds, page 412.

Said mineral rights are now owned by Skagit County.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: June 14, 1955
Recorded: June 14, 1955
Auditor's No.: 519356
Executed By: E. S. Lamm

AMENDED DECLARATION OF PROTECTIVE RESTRICTIONS, AMENDING PARAGRAPH NO. 7 OF RESTRICTIONS SHOWN ABOVE:

Dated: May 11, 1956
Recorded: May 11, 1956
Auditor's No.: 535987
As Follows:

"All individual sewage disposal systems shall meet Federal Housing Administration requirements."

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Dated: June 7, 1955
Recorded: June 7, 1955
Auditor's No.: 518996
Purpose: Water pipe line
Area Affected: South 20 feet of the subject property

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: May 23, 1966
Recorded: April 6, 1967
Auditor's No.: 697078
Purpose: Pipe line right-of-way
Area Affected: 5 feet in width along the South line of the subject property

