



201404150062

When recorded return to:
Vanderley Da Silva and Eowyn Da Silva
507 37th Street
Anacortes, WA 98221

Skagit County Auditor
4/15/2014 Page

1 of 5 \$76.00
1:42PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020233

POOR ORIGINAL

CHICAGO TITLE
620020233

STATUTORY WARRANTY DEED

THE GRANTOR(S) Manu Forti, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Vanderley Da Silva and Eowyn Da Silva, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lots 3, 4 and 5, Block 23, BEALE'S MAPLE GROVE ADDITION TO THE CITY OF ANACORTES,
according to the plat thereof recorded in Volume 2 of Plats, page 19, records of Skagit County,
Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P56718 / 3775-023-005-0004

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620020233, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: April 8, 2014

Manu Forti, LLC, a Washington limited liability company

BY:
Gregory S. McKee, Manager

BY:
Jonah S. McKee, Manager

BY: _____
Danielle E. Ward, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20141220
APR 15 2014

Amount Paid \$ 2066.60
Skagit Co. Treasurer
By Deputy

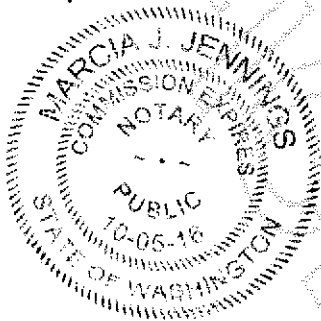
STATUTORY WARRANTY DEED

State of Washington
Cowen of Skagit

I certify that I know or have satisfactory evidence that Gregory S. McKee

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Managers of Manu Forti, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 11, 2014



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Assessments, if any, levied by City of Anacortes.
2. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



STATUTORY WARRANTY DEED

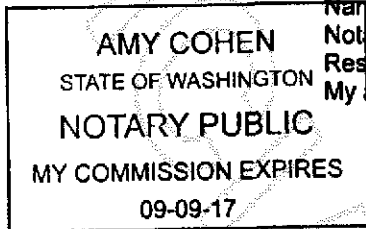
State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that Jonah O. McKee

(1) is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Managers of Manu Forti, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 10, 2014



Name: Amy Cohen
Notary Public in and for the State of WA
Residing at: Bethell
My appointment expires: 9-9-17

SCHEDULE "B"

SPECIAL EXCEPTIONS

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BY: 
Gregory S. McKee, Manager

BY: 
Jonah S. McKee, Manager

BY: 
Danielle E. Ward, Manager

Statutory Warranty Deed (LPB 10-05)
WA0000059.doc / Updated: 07.30.13

WA-CT-FNRV-02160,620019-620020233



Skagit County Auditor
4/15/2014 Page

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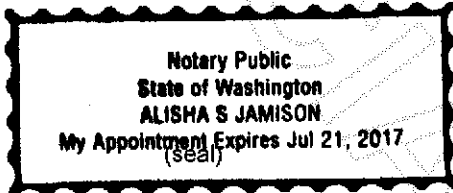
All Purpose Acknowledgement

State of Washington
County of Pierce

On April 12 2014, before me, Alisha S Jamison
(date) (notary)

personally appeared, Danielle. E Ward
(signers)

- ☐ personally known to me – OR – ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument



WITNESS my hand and official seal

Alisha S Jamison
(notary signature)

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgement to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ Individual
☒ Corporation Officer
Manager
title(s)

- ☐ Partner(s)
☐ Attorney-In-Fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other:

SIGNER IS REPRESENTING:
Name of Person(s) OR Entity(ies)

DESCRIPTION OF ATTACHED DOCUMENT

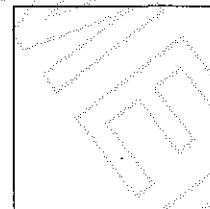
Statutory Warranty Deed
Title or Type of Document

02
Number of Pages

April 12 2014
Date of Document

Other

Right Thumbprint
of Signer
(if required)



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