

When recorded return to:  
Patricia Fleischer  
6022 State Route 20  
Anacortes, WA 98221



Skagit County Auditor \$75.00  
7/31/2014 Page 1 of 4 3:49PM

Recorded at the request of:  
File Number: A107535

**Statutory Warranty Deed**

*A107535*  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR MANU FORTI, 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 GRANTEE Patricia Fleischer, a single individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Ptn. of Block 170, Fidalgo City

For Full Legal See Attached Exhibit "A"

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 described in Exhibit "B" attached hereto

Tax Parcel Number(s): P73224, 4101-170-013-0006

Dated 7/24/2014

MANU FORTI, LLC, a Washington Limited Liability Company

*[Signature]*  
By: Gregory S. McKee, Managing Member  
*[Signature]*  
By: Danielle E. Ward, Managing Member

*[Signature]*  
By: Jonah G. McKee, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20142771  
JUL 31 2014

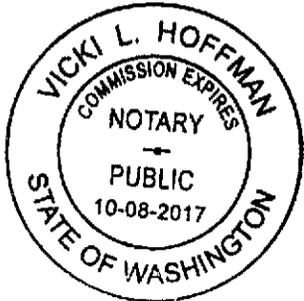
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 3,315.<sup>80</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

I certify that I know or have satisfactory evidence that Gregory S. McKee is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of MANU FORTI, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-30-14

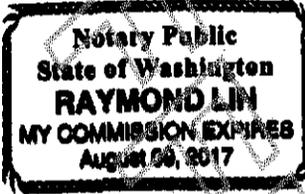
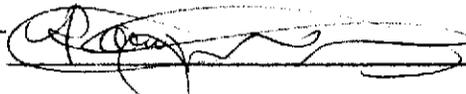
*[Signature]*  
Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes, Washington  
My appointment expires: 10/08/2017



STATE OF Washington }  
COUNTY OF SKAGOMISH } SS:

I certify that I know or have satisfactory evidence that Jonah O. McKee is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of MANU FORTI, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: JULY 28, 2014

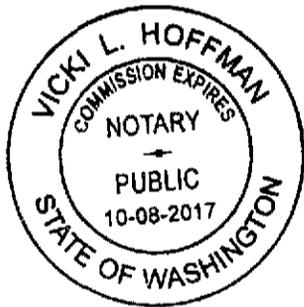
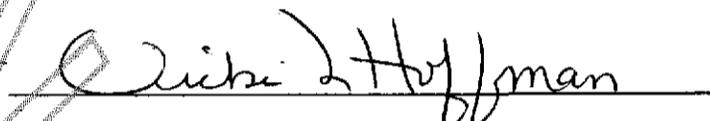


Notary Public in and for the State of Washington  
Residing at BONTELL  
My appointment expires: AUG 09, 2017

STATE OF Washington }  
COUNTY OF SKAGOT } SS:

I certify that I know or have satisfactory evidence that Danielle E. Ward is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Managing Member of MANU FORTI, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-31-14



Notary Public in and for the State of Washington  
Residing at ANACORTES  
My appointment expires: 10-8-17



## EXHIBIT A

A portion of the Northwest Quarter of Section 19, Township 34 North, Range 2 East, W.M. in Skagit County, Washington all as shown on that Record of Survey recorded under Auditors File Number 200803310112, records of said County, more particularly described as follows:

Lots 1 through 13, inclusive, Block 170, "Map of Fidalgo City, Skagit County, Washington," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

EXCEPT a strip of land 80 feet in width over and across Lots 1, 2 and 3 of said Block 170, conveyed to Skagit County by deed recorded under Auditor's File Number 261288, records of Skagit County, Washington.

TOGETHER WITH the east half of the alley in said Block 170, being 10 feet in width coincident with the West line of said Lots 1 through 13 inclusive and being parallel with the centerline of said alley extending from the South line of said parcel conveyed to Skagit County, now State Route 20 to the South line of said Lot 13 continued West to the centerline of said alley.

TOGETHER WITH the North half of Second Street in said plat, being 50 feet in width coincident with the South line of said Lot 13 and being parallel with the centerline of said Second Street extending from the East line of said Block 170 continued South to the centerline of said Second Street West to the centerline of said alley in said Block 170.

TOGETHER WITH the West half of Fairview Avenue in said plat, being 50 feet in width coincident with the East line of said Block 170 and being parallel with the centerline of said Fairview Avenue extending from the South line of said parcel conveyed to Skagit County, now State Route 20 to the centerline of said Second Street.



201407310103

EXHIBIT B

**EXCEPTIONS:**

**A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Joe Salazar  
And: Stanton Industries, Inc.  
Dated: December 3, 1999  
Recorded: December 2, 1999  
Auditor's No.: 199912020045  
Regarding: Operation and Maintenance Agreement of Sewage Treatment

**B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Adam Eli and Teresa Eli  
And: Residential Building Services LLC  
Dated: October 31, 2006  
Recorded: November 9, 2006  
Auditor's No.: 200611090017  
Regarding: Easement Agreement

**C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Adam J. Eli and Teresa Eli  
And: John F. Peebles  
Dated: Not Disclosed  
Recorded: June 1, 2007  
Auditor's No.: 200706010018  
Regarding: Easement Agreement

**D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:**

Name: Survey  
Recorded: March 31, 2008  
Auditor's No.: 200803310112

**E. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: December 21, 2011  
Recorded: January 20, 2012  
Auditor's No.: 20120120060  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

**F. Private rights of access and utilities, if any, over vacated streets lying within the subject property, as disclosed in Quit Claim Deed recorded under Auditor's File No. 200901070025.**



201407310103