



201504160071

Skagit County Auditor \$73.00  
4/16/2015 Page 1 of 2 2:10PM

When recorded return to:  
Matthew Schmidt and Molly Schmidt  
318 Warner Street  
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620023530

**CHICAGO TITLE**  
**620023530 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Property Trio 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 Matthew Schmidt and Molly Schmidt, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

Lots 15, 16 and 17, LESS West 7 feet of Lot 17, Block 32, FIRST ADDITION TO THE TOWN OF SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P75663, 4150-032-017-0004

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 15, 2015

Property Trio LLC, a Washington limited liability company

BY: [Signature]  
Heather Schuh, Manager

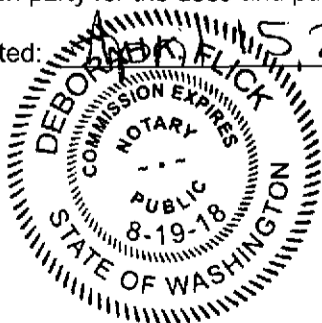
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20151233  
APR 16 2015  
Amount Paid \$ 4802.15  
Skagit Co. Treasurer  
By [Signature] Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Heather Schuh (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) is/was authorized to execute the instrument and acknowledged it as the Member of Property Trio LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: APR 15 2015



[Signature]  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Arington WA  
My appointment expires: 8/19/18

**EXHIBIT "A"**  
Exceptions

1. Skagit County Right to Farm Ordinance, including the terms, covenants and provisions thereof;

Recording Date: August 19, 2014  
Recording No.: 201408190042  
Affects: Said premises

2. Assessments, if any, levied by City of Sedro-Woolley.

3. 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 or if second half unpaid on November 1 of the tax year.