

When recorded return to:
William J. Cleave and Allysa J. Cleave
10082 District Line Road
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title
File Number: 109274



201505290160

Skagit County Auditor \$73.00
5/29/2015 Page 1 of 2 2:14PM

Statutory Warranty Deed

109274-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Dual State Investments, 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 William J. Cleave and Allysa J. Cleave, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 28, Township 35 North, Range 4 East; Ptn. NE NE

Tax Parcel Number(s): P37935, 350428-0-009-0004, P37959, 350428-1-002-0108

The East 256 feet of the South 1/2 of the North 1/2 of the North 1/2 of the Northeast 1/4 of Section 28, Township 35 North, Range 4 East, W.M.;

EXCEPT the South 190 feet thereof and also EXCEPT the right of way of District Line Road along the East line thereof.

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 5-29-15

Dual State Investments, LLC

By: Joan Moe, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151962

MAY 29 2015

Amount Paid \$ 5968.00

Skagit Co. Treasurer

By HJB Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joan Moe is the person who appeared before me, and said person acknowledged that Joan Moe signed this instrument and acknowledged it as the Authorized Agent, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-29-15

* Dual State Investments LLC

Katie Hickok

Katie Hickok

Notary Public in and for the State of Washington

Residing at Washington

My appointment expires: 1/07/2019

Guardian Northwest Title

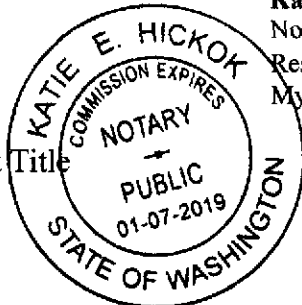


Exhibit A

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: W.M. Lindsey and Emma S. Lindsey
Recorded: January 30, 1903 and July 17, 1903
Auditor's No.: Vol. 49 of Deeds, page 440 and Vol. 52 of Deeds, page 164
As Follows:

Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals, with right of entry to take, remove the same.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Hazel Murphy and Ted D. Pendry and Bertha Pendry and also J.J. & Lenora Crom
Dated: June 19, 1952
Recorded: June 26, 1952
Auditor's No.: 476885
Purpose: 1/3 interest in water pump and well
Area Affected: The location of which is not described of record

C. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Vivian Fredlund
Recorded: August 9, 2007
Auditor's No.: 200708090036
Regarding: Wells protection covenants

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.