



201512240054

Skagit County Auditor \$80.00
12/24/2015 Page 1 of 8 1:29PM

When recorded return to:
Percival Casipi and Jenilyn Laride Casipi
2615 Briarwod Circle
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025460

GUARDIAN NORTHWEST TITLE CO.

110133

STATUTORY WARRANTY DEED

THE GRANTOR(S) KC Capital, LLC, a Washington limited liability company, and Herbert Harvey, Jr. and Sharon Harvey, Husband and Wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Percival Casipi and Jenilyn Laride Casipi, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 23, "ROSEWOOD P.U.D. PHASE I", as recorded February 14, 2000, under Auditor's File No. 200002140086, records of Skagit County, Washington.

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

Tax Parcel Number(s): P116469/4745-000-023-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

2015 5209
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 24 2015

Amount Paid \$
Skagit Co. Treasurer
By MF Deputy

34716.00

STATUTORY WARRANTY DEED
(continued)

Dated: December 18, 2015

KC Capital, LLC, a Washington limited liability company

BY: _____
Mark Kramer
Member

BY: _____
Michael Train Caldwell
Member

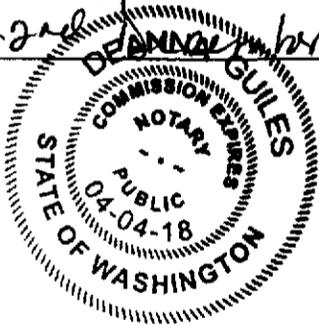
Herbert Harvey, Jr.
Herbert Harvey, Jr.

Sharon Harvey
Sharon Harvey

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Herbert Harvey, Jr. and Sharon Harvey is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 22nd DECEMBER 2015



Deanna Guiles
Name: Deanna Guiles
Notary Public in and for the State of Washington
Residing at: Marysville
My appointment expires: 4/4/2018

STATUTORY WARRANTY DEED
(continued)

Dated: December 18, 2015

KC Capital, LLC, a Washington limited liability company

BY: [Signature]
Mark Kramer
Member

BY: _____
Michael Train Caldwell
Member

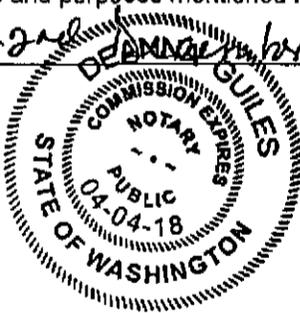
[Signature]
Herbert Harvey, Jr.

[Signature]
Sharon Harvey

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Herbert Harvey, Jr. and Sharon Harvey
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 22nd December 2015



[Signature]
Name: Deanna Guiles
Notary Public in and for the State of Washington
Residing at: Marysville
My appointment expires: 4/4/2018

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

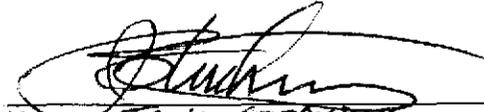
State of CALIFORNIA

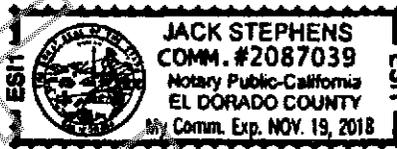
COUNTY of PLACER

I certify that I know or have satisfactory evidence that MARK KRAMER

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 Member of KC Capital, 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: 12/23/2015


Name: JACK STEPHENS
Notary Public in and for the State of CALIF.
Residing at: COOL, CA
My appointment expires: 11-19-2018



STATUTORY WARRANTY DEED
(continued)

Dated: December 18, 2015

KC Capital, LLC, a Washington limited liability company

BY: Mark Kramer
Member

BY: Michael Train Caldwell
Member

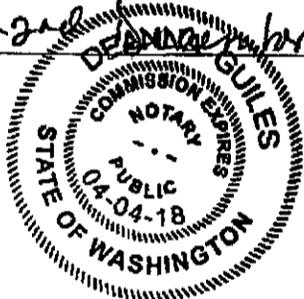
Herbert Harvey, Jr.
Herbert Harvey, Jr.

Sharon Harvey
Sharon Harvey

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Herbert Harvey, Jr. and Sharon Harvey is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 22nd December 2015



Danna Guiles
Name: Danna Guiles
Notary Public in and for the State of Washington
Residing at: Marysville
My appointment expires: 4/4/2018

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Marin)

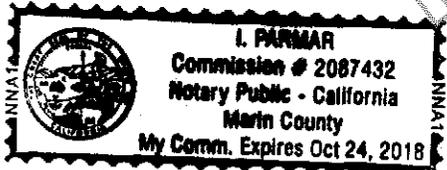
On December 23, 2005 before me, I. PARMAR (NOTARY PUBLIC)
Date Here Insert Name and Title of the Officer

personally appeared Michael Train Caldwell
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Tax Parcel Number: P116469/4745-000-023-0000
Title or Type of Document: Statutory Warranties Deed Document Date: 12-23-2015
Number of Pages: 2 Signer(s) Other Than Named Above: 1

Capacity(ies) Claimed by Signer(s)
Signer's Name: Michael Train Caldwell
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: member
Signer Is Representing: KC Capital LLC

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT "A"
Exceptions

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed by: Puget Mill Company, a Corporation
Recorded: December 18, 1926
Auditor's No: Volume 142 of Deeds, Page 146
As Follows:

"The party of the first part hereby reserves unto itself and unto its successors and assigns, the full, complete and absolute right to all oils, gases, coal, minerals, metals and fossils of every name and nature which may be in or upon said land or any part thereof, with the right of entry upon said land to prospect and explore for oils, gases, coal, minerals, metals and fossils of every name and nature, however, said party of the second part, its successors and assigns, shall be reasonably compensated for all damages done to the surface and soil of said land and the improvements thereon in carrying on any such operation."

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 1, 1998
Recorded: June 23, 1998
Auditor's No: 9806250104
Executed by: Self Help Housing, a Washington Non-Profit Corporation;
William Miller, it's Executive Director

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, a Municipal Corporation of the State of Washington
Dated: November 24, 1998
Recorded: December 31, 1998
Auditor's No: 9812310051
Purpose: Utility purposes
Area Affected: Tract A and common areas adjacent to 30th Street

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: July 14, 1999
Recorded: August 12, 1999
Auditor's No: 199908120018
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: Common Area - Tract A

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company

E. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Self-Help Housing
And: City of Mount Vernon
Dated: February 8, 2000
Recorded: February 14, 2000
Auditor's No: 200002140087
Regarding: Agreement as to various terms of platting including but not limited to road improvements, signage, street lighting, etc.

F. 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: Rosewood P.U.D. Phase I
Recorded: February 14, 2000
Auditor's No.: 200002140086

G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 28, 2002
Recorded: May 29, 2002
Auditor's No: 200205290098
Executed by: Self-Help Housing, a Washington Non-Profit Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: February 17, 2006
Recorded: February 22, 2006
Auditor's No.: 200602220048

H. Terms and provisions of Bylaws recorded March 19, 2004, under Skagit County Auditor's File No. 200403190133.