

When recorded return to:
Robert A. Davis
RAD Homes and Properties, LLC
22519 Nature View Dr
Sedro Woolley, WA 95284



Skagit County Auditor \$76.00
6/17/2016 Page 1 of 4 3:39PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027690 **CHICAGO TITLE**

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marilyn J. Ferguson, an unmarried woman
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to RAD Homes and Properties, LLC, a Nevada Limited Liability
Company

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Abbreviated Legal: (Required if full legal not inserted above.)
Lot(s): D SEDRO WOOLLEY SHORT PLAT NO. SW-06-00
Tax Parcel Number(s): P76879/4169-001-016-0009

Subject to:

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

Dated: June 2, 2016

Marilyn J. Ferguson
Marilyn J. Ferguson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20162513
JUN 17 2016

Amount Paid \$ 1251.00
Skagit Co. Treasurer
By *WAM* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Marilyn J. Ferguson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JUNE 16, 2014

Loarea L. Garka
Name: Loarea L. Garka
Notary Public in and for the State of WA
Residing at: ARLINGTON
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P76879/4169-001-016-0009

Lot D of SEDRO WOOLLEY SHORT PLAT NO. SW-06-00, approved March 21, 2001, recorded March 21, 2001, under Auditor's File No. 200103210062, being a portion of Lot 16, Block 1, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington;

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on City of Sedro Woolley Short Plat No. SW 98-04:

Recording No. 9810160075

2. Agreement RE: Maintenance of Private Road and Drainage Facilities including the terms, covenants and provisions thereof

Recording Date: March 21, 2001

Recording No.: 200103210061

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SEDRO WOOLLEY SHORT PLAT NO. SW-06-00:

Recording No: 200103210062

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: March 21, 2001

Recording No.: 200103210062

Matters shown: Possible encroachment of a fence onto said premises by an undisclosed amount

5. **The insured has purchased this land and improvements for significantly below the tax assessed value. This policy does not insure against loss of damage or claims arising from the following:**

1. **Any claim that the insured is not paying fair value**
2. **Any claim of undue duress or elder abuse**
3. **Any claim that the insured does not qualify as a bona fide purchaser**
4. **Any claim that the seller is suffering from dementia or has limited capacity to make reasonable decision's.**

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

7. City, county or local improvement district assessments, if any.