



201608310113

Skagit County Auditor

\$78.00

8/31/2016 Page

1 of

6 1:41PM

When recorded return to:
Matthew Allbaugh and Lani Allbaugh
23970 Dunlop Avenue
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245383064

CHICAGO TITLE

620027770

STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163868
AUG 31 2016

Amount Paid \$ 119760
Skagit Co. Treasurer
By *MG* Deputy

THE GRANTOR(S) Thomas Creek LLC, AN INACTIVE Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration

in hand paid, conveys, and warrants to Matthew Allbaugh and Lani Allbaugh, a married couple

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

PARCEL A:

Lot 2, THE GLADE AT THOMAS CREEK LONG CARD PL-05-0093, as approved August 15,
2006 and recorded August 21, 2006, under Auditor's File No. 200608210099, records of Skagit
County, Washington.
Situated on Skagit County, Washington

PARCEL B:

An easement for ingress, egress and utilities as recorded under Auditor's File No. 200311120047
and as delineated on the face of THE GLADE AT THOMAS CREEK LONG CARD PL-05-0093, as
approved August 21, 2006, under Auditor's File No. 200608210099, records of Skagit County,
Washington.
Situated in Skagit County, Washington

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

Tax Parcel Number(s): P124893, 4901-000-002-0000

STATUTORY WARRANTY DEED
(continued)

Dated: August 15, 2016

Thomas Creek LLC

BY: 

Brenda Thomas
Member

BY: 

Alan Thomas
Member

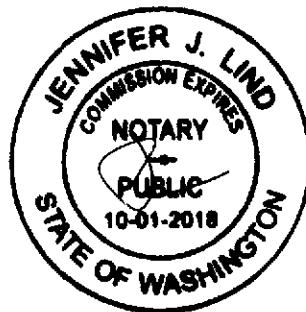
STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of Snohomish

I certify that I know or have satisfactory evidence that Brenda Thomas are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member and Member, respectively, of Thomas Creek LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8-30-16

[Signature]
Name: Jennifer J. Lind
Notary Public in and for the State of WA
Residing at: Bow
My appointment expires: 10-01-18

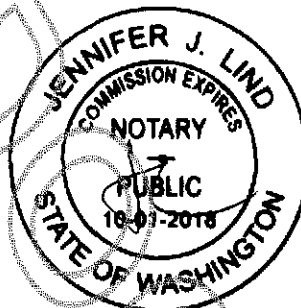


State of WASHINGTON
County of Snohomish

I certify that I know or have satisfactory evidence that Alan Thomas are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member and Member, respectively, of Thomas Creek LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8-29-16

[Signature]
Name: Jennifer J. Lind
Notary Public in and for the State of WA
Residing at: Bow
My appointment expires: 10-01-18



SPECIAL EXCEPTIONS

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Executed by: Pope & Talbot, Inc., a corporation
Recording No.: 476723

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Pope & Talbot, Inc., a corporation
Purpose: Road purposes
Recording Date: June 17, 1952
Recording No.: 476723
Affects: North 30 feet and the South 30 feet of plat

We note that after Pope & Talbot sold subject property with the reservation of an easement only, that they then attempted to convey the North 30 feet of subject property to Skagit county for road purposes by document recorded under Auditor's File No. 530869. The Company is unable to determine the affect or the validity of said conveyance.

3. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Executed by: Pope & Talbot, Inc., a corporation
Recording No.: 486434
Affects: Portion in easement recorded under Auditor's File No. 200311120047

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: James W. Clark
Purpose: Road purposes
Recording Date: February 17, 1953
Recording No.: 486434
Affects: The South 30 feet of plat

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Doyle G. Dills and Virginia C. Dills, his wife
Purpose: Road purposes
Recording Date: March 16, 1979
Recording No.: 7903160013
Affects: The South 30 feet of plat

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 17, 1979
Recording No.: 7904170026
Affects: Portion of the West Half of the Southeast Quarter of the Northwest Quarter

7. Easement and Road Maintenance Agreement and the terms and conditions thereof

Recording Date: November 12, 2003
Recording No.: 200311120047

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 25, 2005
Recording No.: 200504250159
Affects: Portion of said premises

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 The Glade at Thomas Creek Long Card PL-05-0093:

Recording No.: 200608210099

10. Protected Critical Area Easement and the terms and conditions thereof

Recording Date: August 21, 2006
Recording No.: 200608210100

11. Shared Well and Water System Agreement for Thomas Creek Water System and the terms and conditions thereof

Recording Date: August 21, 2006
Recording No.: 200608210101

12. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 21, 2006
Recording No.: 200608210102

13. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 23, 2007
Recording No.: 200701230076

14. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: August 21, 2006
Recording No.: 200608210103

15. Shared Well and Water System Agreement for Thomas Creek Water System

Recording Date: August 21, 2006
Recording No.: 200608210101
Regarding: Initial charge of \$2,500 will be charged to the original purchasers of Lots 3, 4, 5, 6, 7 & 8