

When recorded return to:

John R. Sherwood and Dixie G. Greene Sherwood
17610 Colony Creek Lane
Bow, WA 98232



201609160132

Skagit County Auditor
9/16/2016 Page

1 of

4 3:41PM

\$76.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028281

CHICAGO TITLE

620028281

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pomaikai, 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 John R. Sherwood and Dixie G. Greene Sherwood, husband and wife

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): 2 Skagit County Short Plat No. 97-0004

Tax Parcel Number(s): P112798 / 360325-4-004-0500

Subject to:

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

Dated: September 13, 2016

Pomaikai, LLC

BY:

Jason Carl
Sole Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164190
SEP 16 2016

Amount Paid \$ 8904.89
Skagit Co. Treasurer
By *mlm* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA
County of Pierce

I certify that I know or have satisfactory evidence that

Jason Carl
(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 Sole Member of Pomaikai, 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: 9/15/16

Name: Lisa A Newland
Notary Public in and for the State of WA
Residing at: Tacoma
My appointment expires: 12/29/16

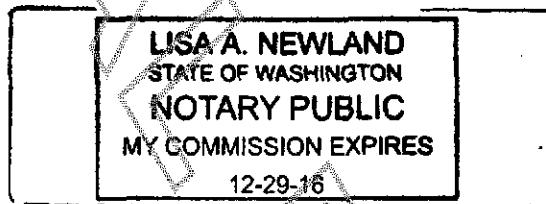


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P112798 / 360325-4-004-0500

Parcel A:

Lot 2 of Skagit County Short Plat No. 97-0004, approved September 22, 1997, recorded October 1, 1997, Volume 13 of Short Plats, page 49, under Auditor's File No. 9710010095, records of Skagit County Washington, being a portion of the Northwest Quarter of the Southeast Quarter of Section 25, Township 36 North Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington

Parcel B:

An easement for ingress, egress and utilities as delineated on Skagit County Short Plat No. 97-0004, approved September 22, 1997, recorded October 1, 1997, Volume 13 of Short Plats, page 49, under Auditor's File No. 9710010095, records of Skagit County Washington,

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 18, 1944
Auditor's No(s).: 376752, records of Skagit County, Washington
In favor of: Bloedel Donovan Timber Co.
For: Road Purposes
Affects: the North 30 feet of said premises
2. 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 SKAGIT COUNTY SHORT PLAT NO. 97-0004:

Recording No. 9710010095
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 1, 1997
Auditor's No(s).: 9710010096, records of Skagit County, Washington
In favor of: Skagit County
For: Native Growth Protection Area
4. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Lot Certification;
Recorded: December 6, 2005
Auditor's No(s).: 200512060046, records of Skagit County, Washington
5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: February 22, 2006
Auditor's No(s).: 200602220090, records of Skagit County, Washington
Executed By: Chad and Brenda Booth et al
6. Agreement and Easement, including the terms and conditions thereof; entered into;
By: JoAnn Walker
And Between: Chad and Brenda Booth
Recorded: April 28, 2006
Auditor's No. 200604280152, records of Skagit County, Washington
Providing: utility easement and the maintenance thereof
7. City, county or local improvement district assessments, if any.