

When recorded return to:

Allen Campbell
Kingsmen Building & Design LLC
5814 Grove St
Marysville, WA 98270



201610180023

Skagit County Auditor \$77.00
10/18/2016 Page 1 of 5 11:34AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029095

CHICAGO TITLE

620029095

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164748
OCT 18 2016

Amount Paid \$ 4455.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jerry Hammer, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Red Door Design & Build LLC, a Washington limited liability company and Kingsmen Building & Design LLC

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

Lot 9, PLAT OF AVALON HEIGHTS, recorded August 22, 2007 under Auditor's File No.
200708220070, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P126688 / 4939-000-009-0000, P126689 / 4939-000-009-0100

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: October 6, 2016

Jerry Hammer

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jerry Hammer 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: October 7, 2014

Name: Deanna Guiles

Notary Public in and for the State of Washington

Residing at: Manitouville

My appointment expires: 4/4/2018

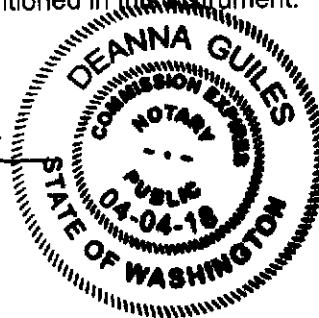


EXHIBIT "A"
Exceptions

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

Recording Date: November 23, 1994
Recording No.: 9411230101
Matters shown: Possible encroachments of fences by undisclosed amounts
Affects: Lot 12 only

2. Quit Claim Deed boundary line adjustment and the terms and conditions thereof

Recording Date: June 13, 1994
Recording No.: 9406130087

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Gordon E. Bishop and Mary K. Bishop, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: June 13, 1994
Recording No.: 9406130088

4. Easement and the terms and conditions thereof

Recording Date: June 17, 2005
Recording No.: 200506170166

5. Lot of Record Certifications and the terms and conditions thereof

Recording Date: October 27, 2005
Recording No.: 200510270159 and 200510270160

6. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof

Recording Date: June 21, 2006
Recording No.: 200606210130

7. Declaration of Covenant and the terms and conditions thereof

Recording Date: July 19, 2006
Recording No.: 200607190067

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

EXHIBIT "A"

Exceptions (continued)

- Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 26, 2006
Recording No.: 200607260046
9. Plat of Lot Record Certification and the terms and conditions thereof

Recording Date: August 22, 2007
Recording No.: 200708220071
10. Protected Critical Area Easement and the terms and conditions thereof

Recording Date: June 22, 2007
Recording No.: 200708220072
11. Deed of Natural Resource Land Easement and the terms and conditions thereof

Recording Date: August 22, 2007
Recording No.: 200708220073
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 22, 2007
Recording No.: 200708220075
13. 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 PLAT OF AVALON HEIGHTS:

Recording No: 200708220070
14. Notice to Future Property Owners and the terms and conditions thereof

Recording Date: July 3, 2008
Recording No.: 200807030093

EXHIBIT "A"

Exceptions (continued)

15. **Water Users Agreement and the terms and conditions thereof**
Recording Date: July 3, 2008
Recording No.: 200807030094
16. **Reciprocal Access and Utility Easement and the terms and conditions thereof:**
Recording Date: September 18, 2014
Recording No.: 201409180008
17. **Trail Easement Agreement including the terms, covenants and provisions thereof**
Recording Date: September 26, 2016
Recording No.: 201609260076
18. **Notice of Removal of Designated Forest Land and Compensating Tax Calculation including the terms, covenants and provisions thereof**
Recording Date: August 26, 2016
Recording No.: 201608260049
Amount: \$23,203.99
Affects; P126688
19. **City, county or local improvement district assessments, if any.**
20. **Assessments, if any, levied by Avalon Heights Water System.**
21. **Assessments, if any, levied by Avalon Heights Homeowners Association.**