

When recorded return to:
Cottage Werks, LLC
8432 Thompson Beach Road
Anacortes, WA 98221



201701130023

Skagit County Auditor \$75.00
1/13/2017 Page 1 of 3 10:25AM

Recorded at the request of:
Guardian Northwest Title
File Number: A113091

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.
A113091

THE GRANTORS Perry Burkhart and Sharon Burkhart, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Cottage Werks L.L.C., a Washington Limited Liability Company** the following described real estate, situated in the County of **Skagit, State of Washington**

Abbreviated Legal:
Lot 5 and Ptn. Lot 6, Pleasant Ridge East

Tax Parcel Number(s): **P117274, 4762-090-005-0000**

Lot 5, "P.U.D. OF PLEASANT RIDGE EAST," as per plat recorded on October 12, 2000, under Auditor's File No. 200010120025, records of Skagit County, Washington.

TOGETHER WITH an undivided 1/5th interest in Lot 6 of said plat.

Situated in Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 12/20/2016

Perry Burkhart
Perry Burkhart

Sharon Burkhart
Sharon Burkhart

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017148
JAN 13 2017

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4499.50
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Perry Burkhart and Sharon Burkhart, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-21-16

Vicki L. Hoffman
Printed Name: Vicki L. Hoffman

Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017

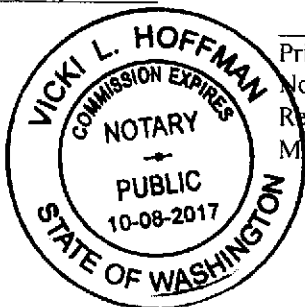


EXHIBIT A

EXCEPTIONS:

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

Dated: October 12, 2000
Recorded: October 12, 2000
Auditor's No.: 200010120026
Executed By: Allen F. Bird and Gail Haaland Bird

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Declaration Dated: March 17, 2010
Recorded: March 18, 2010
Auditor's No.: 201003180062

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Declaration Dated: December 4, 2013
Recorded: December 6, 2013
Auditor's No.: 201312060096

B. BYLAWS OF PLEASANT RIDGE EAST:

Recorded: October 12, 2000
Auditor's No.: 200010120027

C. 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:

Plat/Subdivision Name: P.U.D. of Pleasant Ridge East
Recorded: October 12, 2000
Auditor's No.: 200010120025

D. 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:

Short Plat No.: 65-80
Recorded: June 10, 1980
Auditor's No.: 8006100023

E. Any tax, fee, assessments or charges as may be levied by Pleasant Ridge East Homeowner's Association.

F. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: December 5, 2013
Recorded: December 6, 2013
Auditor's No.: 201312060097
Affects: Driveway

Order No:

G. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF.
REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY
MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded:

April 21, 2014

Auditor's No.:

201404210011

UNOFFICIAL DOCUMENT