

When recorded return to:  
HIDDENMEADOWS48 LLC  
8040 NE 8TH Street  
Medina, WA 98039

Recorded at the request of:  
Guardian Northwest Title  
File Number: 109771



Skagit County Auditor  
1/31/2017 Page

1 of

4

\$76.00

3:36PM

### Statutory Warranty Deed

109771

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Ramon G. Ledesma and Kendra O. Ledesma, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Hidden Meadows 48 LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 32, Township 36 North, Range 4 East, W.M., Portion of the NE 1/4 of the SE 1/4

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P50512, 360432-4-001-0007

Dated 1/20/2017

Ramon G. Ledesma  
Ramon G. Ledesma

Kendra O. Ledesma  
Kendra O. Ledesma

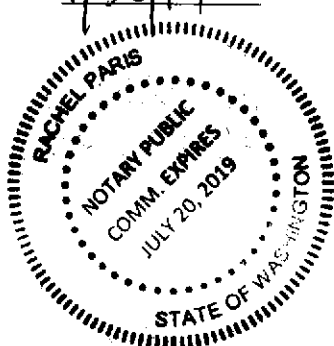
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017422  
JAN 31 2017

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$1785.<sup>00</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Ramon G. Ledesma and Kendra O. Ledesma, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1/30/17



Rachel Paris  
Printed Name: ~~Katie Hickok~~ Rachel Paris  
Notary Public in and for the State of Washington  
Residing at Island Co.  
My appointment expires: 1/07/2019 1/20/19

## EXHIBIT A

The East 222.00 feet of Lot 4 of Skagit County Short Plat No. 97-054, approved June 9, 1998, recorded June 9, 1998, in Volume 13, Pages 136-137, of Short Plats, under Auditor's File No. 9806090031, being a portion of the Southeast 1/4 of Section 32, Township 36 North, Range 4 East W.M., situated in Skagit County, Washington, said 222.00 feet measured perpendicularly to the East line of said Lot 4;

TOGETHER WITH and SUBJECT TO a non-exclusive easement for ingress, egress, and utilities delineated on the face of said Short Plat shown as Serene Lane (private road);

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across a strip of land 60 feet in width through the East 1/2 of Section 32, Township 36 North, Range 4 East W.M., as described in Declaration of Easements, Covenants, and Road Maintenance Agreement recorded under Auditor's File No. 8109140012.

*Exhibit A*  
**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. RESERVATION CONTAINED IN DEED:**

Executed by: J.A. (Hugh) Wear and Mary War, husband and wife  
Recorded: May 15, 1979  
Auditor's No.: 7905150064

**B. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Dated: September --, 1981  
Recorded: September 14, 1981  
Auditor's No.: 8109140012  
Affects: Park Lane Resources, Inc., a Washington Corporation

**C. PROVISION CONTAINED IN DEED:**

Executed by: William J. Thrasher, et us  
Recorded: April 13, 1982  
Auditor's No.: 8204130002  
As Follows:

"With respect to easement, purchaser agrees to move any required fencing to the South line of the easement at purchasers expense in the event that purchaser builds a road through said easement."

**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:**

Name: Survey  
Recorded: September 14, 1981  
Auditor's No.: 8109140019

**E. 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:**

Name: Short Plat No. 97-054  
Recorded: June 9, 1998  
Auditor's No.: 9806090031

F. PROTECTIVE COVENANTS, AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: April 30, 1998  
Recorded: June 9, 1998  
Auditor's No.: 9806090032  
Executed By: William J. Thrasher

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: October 13, 2003  
Auditor's No.: 200310130201  
Regarding: Aerobic Treatment Unit Service Agreement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.