

When recorded return to:

David M. Culbertson and Kiera M. Culbertson
180 Twin Springs Lane
Roseburg, OR 97470



201702140042

Skagit County Auditor

\$77.00

2/14/2017 Page

1 of

5 1:52PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029327

CHICAGO TITLE

620029327

STATUTORY WARRANTY DEED

THE GRANTOR(S) Windwood Development 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 David M. Culbertson and Kiera M. Culbertson, husband and wife

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

Lot 10, Plat of Trumpeter Meadows, according to the plat thereof, recorded on October 12, 2005, under Auditors File No. 200510120048, records of Skagit County, Washington.
Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P123472 / 4872-000-010-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

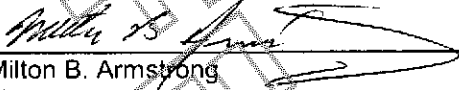
2017589
FEB 14 2017

Amount Paid \$ 1153.10
Skagit Co. Treasurer
By *mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 6, 2017

Windwood Development LLC

BY: 
Milton B. Armstrong
Manager

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Milton B. Armstrong

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 Manager of Windwood Development LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/7/17

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

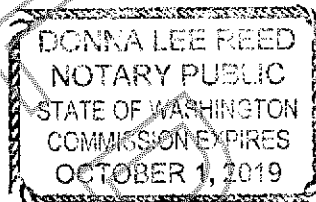


EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: June 8, 1906
Auditor's No.: 57557, records of Skagit County, Washington
Executed By: State of Washington
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 22, 1979
Auditor's No(s): 7906220042, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Water pipelines
3. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Auditor's No.: 64282, records of Skagit County, Washington
Executed By: State of Washington
4. Standard Participation contract (Regarding Sewers), including the terms and provisions thereof:

Recording Date: July 19, 1979
Recording No.: 7907190021
5. 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 PLAT OF TRUMPETER MEADOWS
Recording No: 200510120048

EXHIBIT "A"

Exceptions (continued)

6. Covenants, conditions, restrictions, and easements 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): 200602220046, records of Skagit County, Washington
Executed by: Landmark Building and Development
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: February 22, 2006
Auditor's No(s): 200602220046, records of Skagit County, Washington
Imposed By: Landmark Building and Development
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.
10. Assessments, if any, levied by Landmark Building and Development Inc..