

When recorded return to:
Larry L. Ramos and Sonja L. Ramos
279 Lewis Place
Sedro Woolley, WA 98284



201702280204

Skagit County Auditor

\$77.00

2/28/2017 Page

1 of

5 3:35PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029437

CHICAGO TITLE
620029437

STATUTORY WARRANTY DEED

THE GRANTOR(S) Grandview North 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 Larry L. Ramos and Sonja L. Ramos, a married couple

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

Lot A, CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SW-2579 as approved October 22, 2008 and recorded October 28, 2008, under Auditor's File No. 200810280082, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P128041/350423-1-004-0300.

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017782
FEB 28 2017

Amount Paid \$ 4424.74
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 24, 2017

Grandview North LLC

BY: 

Scott T. Wammack
Member

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Scott T. Wammack 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 Grandview North LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/27/17

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

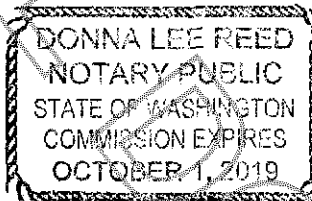


EXHIBIT "A"

Exceptions

1. 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 Short Plat No. SW-2579:

Recording No.: 200810280082

2. 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: May 8, 2006

Auditor's No(s): 200605080212, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: July 7, 2006 and October 28, 2008

Auditor's No(s): 200607070003 and 200810280083, records of Skagit County, Washington

3. Ditch right of way, constructive notice of which is disclosed by various instruments of record. The exact location and extent of said right of way is not disclosed of record.

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 2, 2005
Auditor's No(s): 200505020130, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

5. Dues, charges, and assessments, if any, levied by Klinger Estates Owners Association.

6. Assessments, if any, levied by City of Sedro Woolley..

EXHIBIT "A"

Exceptions
(continued)

7. City, county or local improvement district assessments, if any.