

When recorded return to:
Garrett Guy Sorley and Brittany Sorley
2 Glendower Ct.
Pensacola, FL 32507



201703060143
Skagit County Auditor \$76.00
3/6/2017 Page 1 of 4 1:42PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029737

CHICAGO TITLE
620029737

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aaron Fries and Briana Fries, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Garrett Guy Sorley and Brittany Sorley, husband and wife

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

Lot 38 and the East 3 feet of Lot 39, PLAT OF LOGAN CREEK, P.U.D., according to the plat
thereof, recorded in Volume 12 of Plats, pages 56 and 57, records of Skagit County, Washington;

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P81415 / 4397-000-038-0009.

Subject to:

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

Dated: March 1, 2017

Aaron Fries

Briana Fries

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017858
MAR 06 2017

Amount Paid \$ 3921.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

Baron Fries and Briana Fries
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 3/3/17

Tara A. Stewart
Name: Tara A. Stewart
Notary Public in and for the State of WA
Residing at: Stanwood
My appointment expires: 11-6-17

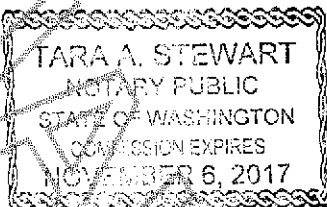


EXHIBIT "A"

Exceptions

1. 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 LOGAN CREEK PLANNED UNIT DEVELOPMENT:

Recording No. 7905020014
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 15, 1974
Auditor's No(s): 808876, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Sewer line
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 2, 1994
Auditor's No(s): 9411020072, records of Skagit County, Washington
In favor of: Guy E. Dreadin and James J. Duffy (further called JEM Construction)
For: Storm drainage easement for a pipe outlet to Logan Creek, together with the cut and fill slopes, with necessary appurtenances to allow installation of the outlet pipe over, through, and across the following described property
Affects: The North 25 feet of the most Southerly 205 feet, East of Logan Creek
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 2, 1994
Auditor's No(s): 9411020073, records of Skagit County, Washington
In favor of: Guy E. Dreadin and James J. Duffy (further called JEM Construction)
For: A temporary construction easement for cut and fill slopes, with necessary appurtenances over, through, across and upon the following described property
Affects: That portion of land lying South of a line 350.00 feet North and parallel with the most Southerly line of said Tract A
5. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: October 24, 1980
Auditor's No.: 8010240039, records of Skagit County, Washington
Executed By: Nathaniel R. Purcell, Etal

AMENDED by instrument
Recorded: May 17, 1984 and March 11, 1986
Auditor's No.: 8405170054 and 8603110028, records of Skagit County, Washington
6. Declaration of Easements and Joint Maintenance Agreement;
By: Purcell Enterprises, Inc., a Washington corporation
And between: Mt. Baker Mutual Savings Bank
Dated: October 24, 1980
Recorded: October 24, 1980
Auditor's No.: 8010240040, records of Skagit County, Washington
Affects: The Northerly portion of said premises and other property
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 24, 1980
Auditor's No(s): 8010240039, records of Skagit County, Washington
Imposed By: Nathaniel R. Purcell, Etal
8. Record of Survey

EXHIBIT "A"

Exceptions (continued)

Recording Date: June 12, 1992
Recording No.: 9206120002

9. Boundary line agreement including the terms, covenants and provisions thereof

Recording Date: September 19, 2002
Recording No.: 200209190148

10. Quit Claim Deed;
Recorded: July 1, 2003
Auditor's No.: 200307010192 and 200307010193, records of Skagit County,
Washington
For: The purpose of creating a non-exclusive easement for access purposes
for the benefit of Lots 33-43, LOGAN CREEK PUD
Affects: The North 15 feet of Lots 38 and 39

11. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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

13. Assessments, if any, levied by City of Mount Vernon.

14. Assessments, if any, levied by Logan Creek Homeowner's Association.