

When recorded return to:
Platinum Land, LLC
17065 Britt Road
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 113448

201703130144
Skagit County Auditor \$76.00
3/13/2017 Page 1 of 4 3:53PM

Statutory Warranty Deed

113448
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Steven Clyde Peterson and Constance Ann Peterson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Platinum Land, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 30, Township 34 North, Range 4 East, NE SW and SE NW (aka Lot 3 PL-03-0025)

Tax Parcel Number(s): P124144, 340430-3-052-0601

Lot 3 of Short Plat No. PL-03-0025, recorded February 15, 2006, under Auditor's File No. 200602150036, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southwest 1/4 and of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 34 North, Range 4 East, W.M.

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 3/09/2017

Steven C. Peterson
Steven C. Peterson

Constance A. Peterson
Constance A. Peterson

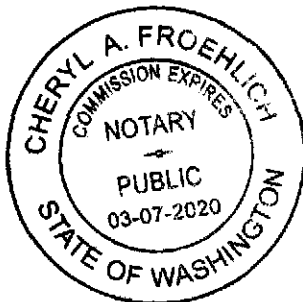
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017950
MAR 13 2017

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5291.60
Skagit Co. Treasurer
By Mmm Deputy

I certify that I know or have satisfactory evidence that Steven C. Peterson and Constance A. Peterson, 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: 3-10-17



Cheryl A. Froehlich
Printed Name: Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 3/7/20

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Adjacent property owners
Recorded: November 12, 1946
Auditor's No.: 398156
For: Entrance road
Affects: As constructed

B. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Adjacent property owners
Recorded: October 1, 1968
Auditor's No.: 718850
For: Ingress, egress, utility lines and facilities
Affects: As constructed

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Alan E. Cade and Marine T. Cade, husband and wife
Dated: October 1, 1968
Recorded: October 1, 1968
Auditor's No.: 724159
Purpose: Ingress and egress
Area Affected: As constructed

Said instrument is a re-recording of instrument recorded under Auditor's File No. 718879.

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: Short Plat No. 25-80
Recorded: April 10, 1980
Auditor's No.: 8004100009

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Adjacent property owners
Dated: December 17, 1981
Recorded: December 29, 1981
Auditor's No.: 8112290031
Purpose: Ingress, egress and utilities
Area Affected: As constructed

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Adjacent property owners
Dated: March 17, 1983
Recorded: March 18, 1983
Auditor's No.: 8303180019
Purpose: Ingress, egress and utilities
Area Affected: As constructed

G. 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 for David F. Towne
Recorded: July 31, 2001
Auditor's No.: 200107310120
Affects: Herein described and other property

H. 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. PL-03-0025
Recorded: February 15, 2006
Auditor's No.: 200602150036

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Recorded: February 15, 2006
Auditor's No. 200602150038
Purpose: Protected critical area easement
Area Affected: Portion of said short plat

J. 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: February 15, 2006
Auditor's No.: 200602150039

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

Dated: February 1, 2006
Recorded: February 15, 2006
Auditor's No.: 200602150040
Affects: Private roadway

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County, a political subdivision of the State of
Washington
Recorded: May 12, 2011
Auditor's No. 201105120089
Purpose: Drainage easement

M. 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 for Atlas Tower Companies
Recorded: June 17, 2015
Auditor's No.: 201506170040