



When recorded return to:
Waterfront Coffee, Co
423 Avenue D
Snohomish, WA 98290

Skagit County Auditor
3/16/2017 Page 1 of 4 11:27AM \$76.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500053480

CHICAGO TITLE
500053480

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas J Lenz and Cindy Lenz, a married man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Waterfront Coffee, Co., a Washington corporation

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 3, RIVER VALLEY ESTATES, according to the Plat thereof recorded under Auditor's File No.
200702130030, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P125889 / 4920-000-003-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171008
MAR 16 2017

Amount Paid \$ 3209.⁰⁰
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 10, 2017

Thomas J Lenz
Thomas J Lenz

Cindy Lenz
Cindy Lenz

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Thomas J Lenz and Cindy Lenz are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 14th March 2017
Deanna Gules

Name: Deanna Gules
Notary Public in and for the State of Washington
Residing at: Moxleyville
My appointment expires: 4/4/18

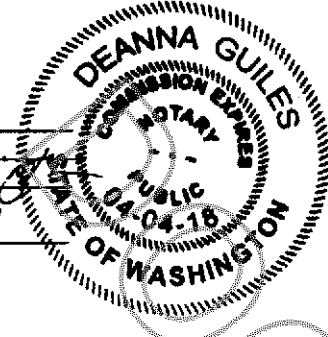


EXHIBIT "A"
Exceptions

1. Reservation contained in deed

Recording Date: June 28, 1971
Recording No.: 754608
As Follows:

"Reserving however to the seller, his heirs and assigns, a non-exclusive easement over and across the West 30 feet of the above described property for road purposes"

2. 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 RIVER VALLEY ESTATES:

Recording No: 200702130030

3. Non-exclusive Easement and Maintenance Declaration for Road and Infiltration Pond and the terms and conditions thereof

Recording Date: February 13, 2007
Recording No.: 200702130031

4. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: February 13, 2007
Recording No.: 200702130032

5. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 13, 2007
Recording No.: 200702130033

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary

EXHIBIT "A"

Exceptions
(continued)

appurtenances

Recording Date: June 19, 2005

Recording No.: 200606190172

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