

When recorded return to:
Anthony J. Troutvine
270 Lewis Place
Sedro Woolley, WA 98284



Skagit County Auditor

\$78.00

3/24/2017 Page

1 of

6 3:25PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029678

CHICAGO TITLE

620029678

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 Anthony J. Troutvine, an unmarried person and Dakota D. Benzel, an unmarried person

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

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

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

Lot(s): D CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-2579 Tax/Map ID(s):

Tax Parcel Number(s): P128043 / 350423-1-004-0500,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171169
MAR 24 2017

Amount Paid \$ 4240.51
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 7, 2017

Grandview North LLC

BY: 

Scott T. Wammack

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 Member of Grandview North LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/8/2017



Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Port Angeles
My appointment expires: 8/19/18



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P128043 / 350423-1-004-0500

Lot D, CITY OF SEDRO-WOLLEY 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

EXHIBIT "B"
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. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: July 7, 2006

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

Imposed By: The Klinger Estates Homeowners Association

EXHIBIT "B"

Exceptions
(continued)

6. Dues, charges, and assessments, if any, levied by Klinger Estates Owners Association.
7. Assessments, if any, levied by City of Sedro Woolley..