



201703270128

Skagit County Auditor

\$75.00

3/27/2017 Page

1 of

3 11:16AM

When recorded return to:

Alexandria Loxas
4152 178th Lane SE #5
Bellevue, WA 98008

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

10500 NE 8th St., Suite 600
Bellevue, WA 98004

Escrow No.: 0092847-OC

Land Title and Escrow

155220-0

STATUTORY WARRANTY DEED

THE GRANTOR(S) Krabbe Venture LLC, an Alaska 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 Alexandria Loxas, a single person

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

Lots 1 and 23, "PLAT OF SKAGITWILDE, SKAGIT COUNTY, WASHINGTON," as per plat
recorded in Volume 8 of Plats, pages 17 and 18, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P69552, P69573,

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully
incorporated herein.

Dated: March 22, 2017

Krabbe Venture LLC

BY:

Leif Larsen
Leif Larsen
Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX20171184
MAR 27 2017

Amount Paid \$6739.¹⁹
Skagit Co. Treasurer
By *ham* Deputy

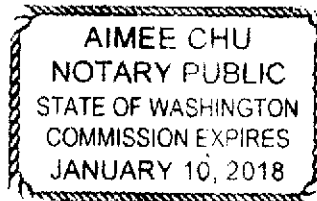
STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of Snohomish

I certify that I know or have satisfactory evidence that Leif Larsen is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Member of Krabbe Venture LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/23/17

Aimee Chu
Name: Aimee Chu
Notary Public in and for the State of WA
Residing at: Bellevue
My appointment expires: 1/10/18



**EXHIBIT
EXCEPTIONS**

A. CONDITIONS CONTAINED ON THE FACE OF THE PLAT AS FOLLOWS:

Tracts "A" and "B" of said plat are dedicated to the common use of the owners of Tracts 1 to 23, inclusive, to be used under such restrictions as may be made of record, and the full and unrestricted use of the private access roads in said Tracts "A" and "B" to be appurtenant to said Tracts 1 to 23, inclusive, all set forth on the face of the plat.

B. DECLARATION OF PROTECTIVE RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: May 29, 1981
Auditor's No.: 608190

Said protective restrictions were revised by instrument recorded April 1, 1996 under Auditor's File No. 9604010127.

C. Terms and conditions of the By-Laws of Skagit Wilde Corporation as recorded April 1, 1996 under Auditor's File No. 9604010128.

D. DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS, AND THE TERMS AND CONDITIONS THEREOF:

Recorded: June 11, 2002
Auditor's No.: 200206110025

E. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: September 27, 2010
Auditor's File No.: 201009270184

F. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Cynthia First Dotzauer & Ronald Dotzauer
Recorded: January 21, 2011
Auditor's File No.: 201101210042

G. VARIANCE, AND THE TERMS AND CONDITIONS THEREOF:

Variance No.: PL-13-0378
Recorded: November 20, 2013
Auditor's File No.: 201311200083
Regarding: Reference is made to the record for full particulars