



201704280069

Skagit County Auditor

\$75.00

4/28/2017 Page

1 of

3 10:45AM

When recorded return to:
JM Property Management LLC
2303 East Meadow Boulevard
Mount Vernon, WA 98273

Recorded at the request of:
 Guardian Northwest Title
 File Number: 113710

Statutory Warranty Deed

THE GRANTOR Jameson Avenue, LLC, a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **JM Property Management, LLC, a Washington Limited Liability Company** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

GUARDIAN NORTHWEST TITLE CO.

Ptn. of Block 55, 1st Add'n. to Town of Sedro (aka Tract 4 of Survey 200811240103)Tax Parcel Number(s): **P130475, 4150-055-016-0206**

Tract 4 of Survey recorded November 24, 2008, under Auditor's File No. 200811240103, being a portion of Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

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 per Exhibit "A" attached hereto

Dated

4-27-17

Jameson Avenue, LLC

By: Jared Ware, Member

By: Adam P. Ware, Member

By: Levi Ware, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171768

APR 28 2017

Amount Paid \$ 3,654.00

Skagit Co. Treasurer

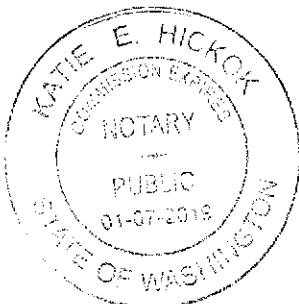
By: *mem* DeputySTATE OF WashingtonCOUNTY OF Skagit

SS:

I certify that I know or have satisfactory evidence that Adam P. Ware is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Member of Jameson Avenue LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

4-27-17



Katie Hickok

Notary Public in and for the State of WashingtonResiding at , WashingtonMy appointment expires: 1/07/2019

Exhibit A

EXCEPTIONS:

A. EASEMENT ESTABLISHED BY VACATION ORDINANCE:

Ordinance No. 543

Private rights of access and utilities, if any, over vacated streets lying within the subject property.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: January 3, 1987
Recorded: February 20, 1987
Auditor's No.: 8702200054
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

C. 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
Recorded: September 9, 1988
Auditor's No.: 8809090029

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Jameson Avenue, LLC
Recorded: June 19, 2003
Auditor's No.: 200306190001
Purpose: Ingress, egress, parking, and construction and maintenance of recreational facilities and landscaping
Area Affected: See Document

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Jameson Avenue LLC
Dated: November 14, 2008
Recorded: November 24, 2008
Auditor's No.: 200811240102
Regarding: Reciprocal Easements and Maintenance Agreement

Document states that Reciprocal Easement filed under Auditor's File No. 200411180057 has been extinguished.

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
Recorded:	November 24, 2008
Auditor's No.:	200811240103