

When recorded return to:  
Allen Campbell  
Kingsmen Building & Design LLC  
5814 Grove St  
Marysville, WA 98270

Skagit County Auditor  
5/9/2017 Page

1 of

6 11:35AM

201705090039

\$78.00

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030652

CHICAGO TITLE

620030652

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jerry Hammer and Lurline Hammer, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Red Door Design & Build LLC, a Washington limited liability company and Kingsmen Building & Design LLC, a Washington limited liability company

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

Lot 10, PLAT OF AVALON HEIGHTS, recorded August 22, 2007 under Auditor's File No. 200708220070, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P126690 / 4939-000-010-0000.

Subject to:

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


SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

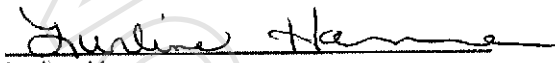
20171979  
MAY 09 2017

Amount Paid \$ 3654.00  
Skagit Co. Treasurer  
By *Ham* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 4, 2017

  
\_\_\_\_\_  
Jerry Hammer

  
\_\_\_\_\_  
Lurline Hammer

**STATUTORY WARRANTY DEED**  
(continued)

State of Arizona

County of Maricopa

I certify that I know or have satisfactory evidence that

Gerry Hammer and Lurline Hammer  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 05/05/2017

Patricia Denton  
Name: Patricia Denton  
Notary Public in and for the State of Arizona  
Residing at: 41306 N Castle Hot Springs Rd.  
My appointment expires: 01/06/2020  
Morristown, AZ 85342



**EXHIBIT "A"**  
Exceptions

1. Quit Claim Deed boundary line adjustment and the terms and conditions thereof  
Recording Date: June 13, 1994  
Recording No.: 9406130087
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Gordon E. Bishop and Mary K. Bishop, husband and wife  
Purpose: Ingress, egress and utilities  
Recording Date: June 13, 1994  
Recording No.: 9406130088
3. Easement and the terms and conditions thereof  
Recording Date: June 17, 2005  
Recording No.: 200506170166
4. Lot of Record Certifications and the terms and conditions thereof  
Recording Date: October 27, 2005  
Recording No.: 200510270159 and 200510270160
5. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof  
Recording Date: June 21, 2006  
Recording No.: 200606210130
6. Declaration of Covenant and the terms and conditions thereof  
Recording Date: July 19, 2006  
Recording No.: 200607190067
7. 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 appurtenances  
Recording Date: July 26, 2006  
Recording No.: 200607260046
8. Plat of Lot Record Certification and the terms and conditions thereof

## EXHIBIT "A"

### Exceptions (continued)

Recording Date: August 22, 2007  
Recording No.: 200708220071

9. Protected Critical Area Easement and the terms and conditions thereof

Recording Date: June 22, 2007  
Recording No.: 200708220072

10. Deed of Natural Resource Land Easement and the terms and conditions thereof

Recording Date: August 22, 2007  
Recording No.: 200708220073

11. 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: August 22, 2007  
Recording No.: 200708220075

12. 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 PLAT OF AVALON HEIGHTS:

Recording No.: 200708220070

13. Notice to Future Property Owners and the terms and conditions thereof

Recording Date: July 3, 2008  
Recording No.: 200807030093

14. Water Users Agreement and the terms and conditions thereof

Recording Date: July 3, 2008  
Recording No.: 200807030094

15. Reciprocal Access and Utility Easement and the terms and conditions thereof:

Recording Date: September 18, 2014

## EXHIBIT "A"

Exceptions  
(continued)

Recording No.: 201409180008

16. Trail Easement Agreement including the terms, covenants and provisions thereof

Recording Date: September 26, 2016

Recording No.: 201609260076

17. Landscape Easement Agreement including the terms, covenants and provisions thereof

Recording Date: December 18, 2015

Recording No.: 201512180107

18. Notice of On-Site Sewage System Maintenance Agreement Requirement including the terms, covenants and provisions thereof

Recording Date: March 3, 2017

Recording No.: 201703030087

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

20. Assessments, if any, levied by Avalon Heights Water System.

21. Assessments, if any, levied by Avalon Heights Homeowners Association.

22. Notice of Removal of Designated Forest Land and Compensating Tax Calculation

Recording Date: April 17, 2017

Recording No.: 201704170045