

When recorded return to:
Riordan Sims
120 North Reed Street
Sedro Woolley WA 98284



201705180062

Skagit County Auditor \$76.00
5/18/2017 Page 1 of 4 3:12PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029996

CHICAGO TITLE
620029996

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rad Homes and Properties LLC, a Nevada 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 Riordan Sims, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:
Lot D of SEDRO WOOLLEY SHORT PLAT NO. SW-06-00, approved March 21, 2001, recorded March 21, 2001, under Auditor's File No. 200103210062, being a portion of Lot 16, Block 1, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington;

Situated in Skagit County, Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172167
MAY 18 2017

Tax Parcel Number(s): P76879 / 4169-001-016-0009

Amount Paid \$4455.⁰⁰
Skagit Co. Treasurer
By *D. Dean* Deputy

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: May 15, 2017

Rad Homes and Properties LLC,
A Nevada limited liability company

BY: 
Robert Alex Davis, Member/Manager

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Robert Alex Davis

(s)are the person(s) who appeared before me, and said person acknowledged that (he) signed this instrument, on oath stated that (he) was authorized to execute the instrument and acknowledged it as the Member/Manager of Rad Homes and Properties, LLC, a Nevada limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 17, 2017

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

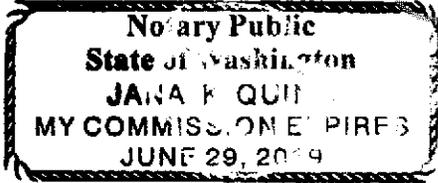


EXHIBIT "A"
Exceptions

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 City of Sedro Woolley Short Plat No. SW 98-04:

Recording No: 9810160075

2. Agreement RE: Maintenance of Private Road and Drainage Facilities including the terms, covenants and provisions thereof

Recording Date: March 21, 2001
Recording No.: 200103210061

3. 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 SEDRO WOOLLEY SHORT PLAT NO. SW-06-00:

Recording No: 200103210062

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: March 21, 2001
Recording No.: 200103210062
Matters shown: Possible encroachment of a fence onto said premises by an undisclosed amount

5. Assessments, if any, levied by City of Sedro-Woolley.
6. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.