

POOR ORIGINAL



201706050149

Skagit County Auditor
6/5/2017 Page 1 of 3 4:10PM \$75.00

When recorded return to:
Right Way LLC
647 Sunset Park Drive, Suite A
Sedro-Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245392453

CHICAGO TITLE
620031133

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald D. Rood, unmarried, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Right Way LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 43, "Plat of Wilderness Village Div. No. 1," as per plat recorded in Volume 10 of Plats, pages 48,
49 and 50, records of Skagit County, Washington.
Sitate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P78227, 4208-000-043-0001

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172479
JUN 05 2017

Subject to:

Exhibit "A" attached hereto and by this reference made a part hereof.

Amount Paid \$463.35
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 24, 2017

Ronald D. Rood
Ronald D. Rood

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ronald D. Rood is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/24/2017

Krystal Bruton
Name: Krystal Bruton
Notary Public in and for the State of Washington
Residing at: Kennewick
My appointment expires: 7/8/2021

KRYSTAL JUNE BRUTON
Notary Public
State of Washington
My Commission Expires 02/08/2021

EXHIBIT "A"

Order No.: 245392453

Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: November 5, 1935
Auditor's No.: 273805, records of Skagit County, Washington
In favor of: The Sound Timber Company, an Iowa corporation
For: 30 foot road right-of-way
Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the Willamette Meridian (being a portion of the underlying legal description of said plat)

Note: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 30, 1973
Auditor's No(s): 793933, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 WILDERNESS VILLAGE DIV. NO. 1:

Recording No: 788213

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: July 20, 1973
Auditor's No(s): 788214, records of Skagit County, Washington
Executed By: Valleys West, a Limited Partnership, et al

AMENDED by instrument(s):
Recorded: September 7, 2004, May 5, 2005 and July 23, 2007
Auditor's No(s): 200409070165, 200505050063 and 200707230123 records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 20, 1973
Auditor's No(s): 788214, records of Skagit County, Washington
Imposed By: Valleys West, a Limited Partnership, et al