

When recorded return to:
Sigrid J. Bell
1780 E. Rio Vista Avenue
Burlington, WA 98233



Skagit County Auditor \$74.00
7/20/2017 Page 1 of 2 1:39PM

Recorded at the request of:
Guardian Northwest Title
File Number: 114190

Statutory Warranty Deed

114190
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Harada Property Holding I, 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 Sigrid J. Bell, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Abbreviated Legal:
Lot 1, Spring Tree

Tax Parcel Number(s): P90472, 4541-000-001-0009

JUL 20 2017
2017 3328
Amount Paid \$ 5,852.30
Skagit Co. Treasurer
By BJ Deputy

Lot 1, "Plat of Spring Tree," according to the plat thereof, recorded in Volume 14 of Plats, pages 142 and 143, records of Skagit County, Washington.

Situate in 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 7-20-17

Harada Property Holding I LLC

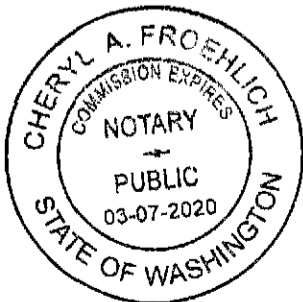
Steve N. Harada
By: Steve N. Harada, Member

Kathleen C. Harada
By: Kathleen C. Harada, Member

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Steve N. Harada and Kathleen C. Harada is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Members of Harada Property Holdings I LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-20-17



Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 3/7/20

Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. 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:

Plat/Subdivision Name: Spring Tree
Recorded: July 31, 1990
Auditor's No: 9007310062

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: March 5, 1990
Recorded: March 26, 1990
Auditor's No.: 9003260062
Purpose:

Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Location:

Within the street rights-of-way, to be constructed, and exterior 10 feet of lots to be platted.

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: August 8, 1990
Auditor's No.: 9008080112
Executed By: Private Properties, Inc.

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 6, 1990
Auditor's No.: 9011160030
Executed By: Private Properties, Inc.