

When recorded return to:
Serena J. Benoit
613 Ludwig Drive #B
Sedro Woolley, WA 98284



Skagit County Auditor
7/28/2017 Page

1 of

5 1:55PM

\$78.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031499

CHICAGO TITLE
620031499

STATUTORY WARRANTY DEED

THE GRANTOR(S) Select Buys LLC, a Washington 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 Serena J. Benoit, an unmarried person

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

Unit B, FOREST VIEW, a condominium, according to the Declaration thereof recorded April 3, 2006, under Auditor's File Number 200604030179, records of Skagit County, Washington, And Survey Map and Plans thereof recorded April 3, 2006, under Auditor's File Number 200604030180, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P124230 / 4886-000-002-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173484
JUL 28 2017

Amount Paid \$42522
Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 17, 2017

Select Buys LLC

BY: 

Jeff G. Harding, Manager

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Sikoti

I certify that I know or have satisfactory evidence that Jeff G. Harding

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Jeff G. Harding of Member to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 27, 2017

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2018

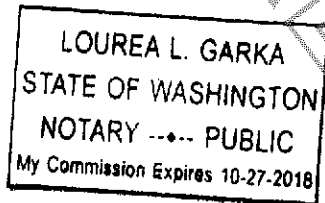


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 30, 1973
Auditor's No(s): 780033, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: The right to select the route for and construct, maintain, inspect, operate, protect, repair, replace, alter and remove a cathodic ground bed for cathodic protection purposes and services reasonably necessary in the opinion of the grantee to use in conjunction with the grantees cathodic protection system
Affects: The East 10 feet of said premises
2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;
Recorded: April 3, 2006
Auditor's No(s): 200604030179, records of Skagit County, Washington
Executed By: DeWitt Family, LLC
3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: April 3, 2006
Auditor's No(s): 200604030179, records of Skagit County, Washington
Imposed By: DeWitt Family, LLC
4. Record of Survey;
Recorded: December 20, 2004
Auditor's File No.: 200412200108, records of Skagit County, Washington
5. 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 FOREST VIEW CONDOMINIUM:

Recording No: 200604030180
6. Affect, if any, of NOTICE REGARDING EASEMENT;
Recorded: March 16, 2006
Auditor's File No.: 200603160117, records of Skagit County, Washington
Executed By: DeWitt Family, LLC
As Follows:

EXHIBIT "A"

Exceptions (continued)

DeWitt Family LLC makes no claims as to the availability for use of easement by the property or its owners.

At this time, the owner of the easement area makes use of the easement area. DeWitt Family LLC has no knowledge of any timeframes for the use of the easement area by its owner.

Any and all future owners, potential purchasers or other interested parties are advised to research this issue to their own satisfaction.

7. Agreement and Assessment, including the terms and conditions thereof; entered into;
By: DeWitt Family LLC
And Between: Local Infrastructure Recovery LLC
Recorded: May 3, 2006
Auditor's File No.: 200605030042, records of Skagit County, Washington
Providing: Mitigation / Infrastructure Cost Recovery Contract – Sedro Woolley No. 125
For: Impact Fees
Amount: \$6,356.23

Said instrument is a re-recording of instrument (s);
Recorded: February 9, 2006
Auditor's File No(s).: 200602090107, records of Skagit County, Washington
8. Assessments, if any, levied by City of Sedro-Woolley.
9. City, county or local improvement district assessments, if any.
10. Assessments, dues and charges, if any, levied by Forest View Condominium Owners' Association.