

When recorded return to:

Sherlock Construction LLC  
PO Box 181  
Sedro Woolley, WA 98284



201709200015  
Skagit County Auditor \$77.00  
9/20/2017 Page 1 of 4 9:00AM

Filed for Record at Request of  
Barlow Escrow, Inc.  
Escrow Number: 17040126

01-162477  
**Land Title and Escrow Statutory Warranty Deed**

THE GRANTOR B&R LLC #1, 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 Sherlock Construction LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

**Lot 3, SP 93-29; Being A Ptn Of NW 1/4 Of SW 1/4, 28-35-3 E W.M.**

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 350328-3-002-0605, P104060

Subject To: Attached Exhibit "A" made a part hereof by this reference

Dated September 14, 2017

B&R LLC #1

David G. Binns  
By: David G. Binns, Manager

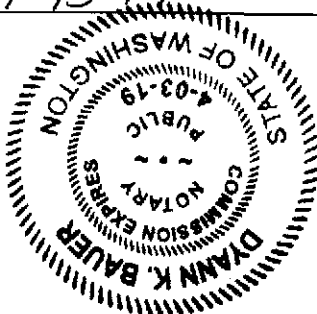
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20174416  
SEP 20 2017

Amount Paid \$ 2141.00  
Skagit Co. Treasurer  
By JM Deputy

STATE OF WA  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that David G. Binns  
is/are the person(s) who appeared before  
me, and said person(s) acknowledge that he signed this instrument, on oath stated he  
is/are authorized to execute the instrument and acknowledge that as the  
Manager of B&R LLC #1  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-15-17



Dyan K. Bauer  
Notary Public in and for the State of WA  
Residing at Arlington  
My appointment expires: 4-3-2019

## EXHIBIT A

### PARCEL "A":

Lot 3, Short Plat No. 93-029, approved September 27, 1993, recorded September 28, 1993, under Auditor's File No. 9309280113, being a portion of the Northwest ¼ of the Southwest ¼ of Section 28, Township 35 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

An easement for ingress, egress and utilities, over and across the Northerly 20 feet of Lot 1 as shown on the face of the Short Plat No. 93-029, approved September 27, 1993, recorded September 28, 1993, under Auditor's File No. 9309280113.

Situate in the County of Skagit, State of Washington.

## Exhibit "B"

**Subject to:**

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Power & Light Company, a Washington Corporation  
Purpose: An underground electric transmission and/or distribution system  
Area Affected: South 20 feet of North 50 feet of Lots 1 and 3 and a 10 foot strip through Lot 4  
Dated: August 2, 1993  
Recorded: August 10, 1993  
Auditor's No.: 9308100140

Notes as contained on Short Plat No. 93-029, as follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - Rural;
4. Sewage Disposal - Individual septic system (Alternative system see Note #5);
5. Alternative on site sewage disposal systems may have special design, construction and maintenance requirements. (See Skagit County Health Department for details)
6. Water - Individual wells;

Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing this short plat (except for Lot 4 as shown) the buyer should inquire and investigate as to availability of said water. Skagit County requires 100 foot radius control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any building or drilling any wells and the buyers should cooperate in the locations of wells to prevent problems with these overlapping control zones.

Easement, including terms and conditions thereof as shown on face of Short Plat:

For: Ingress and egress  
Affects: North 20 feet of Lots 1 and 3 and South 20 feet of Lot 2

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Stephen D. Speelmon, a single person  
Purpose: Ingress, egress and utilities  
Area Affected: Northerly 20 feet  
Dated: December 20, 1993  
Recorded: December 27, 1993  
Auditor's No.: 9312270042

**NOTICE OF AIRPORT NOISE AND OVERFLIGHT EFFECTS, INCLUDING THE TERMS AND CONDITIONS THEREIN:**

Given By: Port of Skagit County  
Dated: February 19, 2009  
Recorded: March 5, 2009  
Auditor's File No.: 200903050091

**EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF:**

Recorded: May 24, 2017  
Auditor's No.: 201705240087

**I.PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:**

Recorded: May 22, 2017  
Auditor's File No.: 201705220111

**J.EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.  
Area Affected: See instrument for full particulars  
Dated: August 4, 2017  
Recorded: August 28, 2017  
Auditor's No.: 201708280236