

When recorded return to:  
Justin Freet  
Premium Roast, LLC  
410 W State Street  
Sedro Woolley, WA 98284



Skagit County Auditor  
9/29/2017 Page 1 of 3 1:59PM \$76.00

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

Escrow No.: 500060850

**CHICAGO TITLE**  
**500060850**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Shirley Spurrier who acquired title as Shirley Starkovich, a married woman as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Premium Roast, LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 7, TROWBRIDGE ADDITION TO THE TOWN OF SEDRO-WOOLLEY, according to the plat thereof recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington.

EXCEPT that portion thereof conveyed to the City of Sedro-Woolley for street purposes by Deed recorded under Auditor's File No. 9306160056, records of Skagit County of Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P77339 / 4175-000-007-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20174619  
SEP 29 2017

Amount Paid \$ 5701.00  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 25, 2017

Shirley Spurrier  
Shirley Spurrier

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Shirley Spurrier is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: SEPTEMBER 28, 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

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
My Commission Expires 10-27-2018

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: March 25, 1993  
Recording No.: 9303250118  
Affects: Portion of said premises

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