

When recorded return to:  
Anne E. Sustar and Walter S. Harley  
1611 1st Ave N  
Seattle, WA 98109



201802280079

Skagit County Auditor

\$78.00

2/28/2018 Page

1 of

5 11:53AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031807

CHICAGO TITLE  
620031807

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Manu Forti 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 Walter S. Harley and Anne E. Sustar, a married couple

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

Lots 36 and 37, "Deception Pass Waterfront Tracts", according to the plat recorded in Volume 5 of plats, page 26, records of Skagit County, Washington.

Together with all second class tidelands fronting and abutting upon said Lots 36 and 37.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P64893/ 3898-000-037-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018775

FEB 28 2018

Amount Paid \$ 7748.00

Skagit Co. Treasurer

By

BT

Deputy

Statutory Warranty Deed (LPB 10-05)  
WA0000816.doc / Updated: 10.12.17

WA-CT-FNRV-02150.620019-620031807

STATUTORY WARRANTY DEED  
(continued)

Dated: February 20, 2018

Manu Forti, LLC

BY: [Signature]  
Gregory S. McKee  
Managing Manager

BY: \_\_\_\_\_  
Jonah O. McKee  
Manager

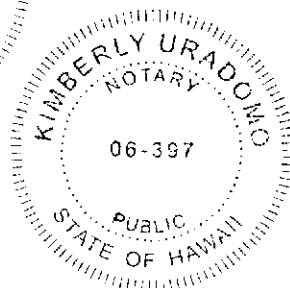
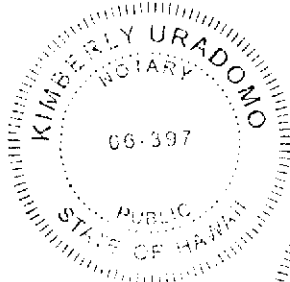
BY: \_\_\_\_\_  
Danielle E. Lindbo-Ward  
Manager

State of Hawaii  
County of Maui

I certify that I know or have satisfactory evidence that gregory S. McKee

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 Manager~~s~~ of Manu Forti, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 02/21/2018



[Signature]  
Name: \_\_\_\_\_  
Notary Public in and for the State of Hawaii  
Residing at: Wailuku  
My appointment expires: \_\_\_\_\_

Kimberly Uradomo  
Commission expires: 7/21/2018

Doc. Date: 02/20/2018 # Pages: 3  
Name: Kimberly Uradomo  
Doc. Description: Statutory

[Signature] 02/21/2018  
Signature Date

NOTARY CERTIFICATION

STATUTORY WARRANTY DEED  
(continued)

Dated: February 20, 2018

Manu Forti, LLC

BY: \_\_\_\_\_  
Gregory S. McKee  
Managing Manager

BY: \_\_\_\_\_  
Jonah O. McKee  
Manager

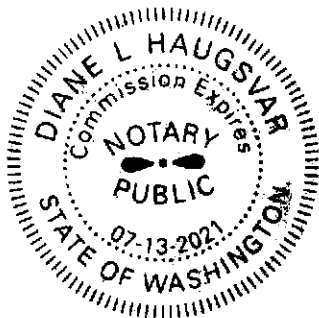
BY: \_\_\_\_\_  
Danielle E. Lindbo-Ward  
Manager

State of Washington  
County of King

I certify that I know or have satisfactory evidence that Jonah O. McKee

☒ 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 Managers of Manu Forti, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 02/21/2018



Diane L. Haugsvaer  
Name: Diane L. Haugsvaer  
Notary Public in and for the State of Washington  
Residing at: 1120 NW 61<sup>st</sup> St Seattle WA 98107  
My appointment expires: 07-13-2021

STATUTORY WARRANTY DEED  
(continued)

Dated: February 20, 2018

Manu Forti, LLC

BY: \_\_\_\_\_  
Gregory S. McKee  
Managing Manager

BY: \_\_\_\_\_  
Jonah O. McKee  
Manager

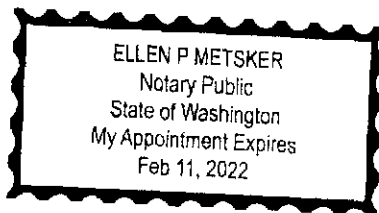
BY: Danielle E. Lindbo-Ward  
Danielle E. Lindbo-Ward  
Manager

State of WA  
County of Mason

I certify that I know or have satisfactory evidence that Danielle E. Lindbo-Ward

(s)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 Managers of Manu Forti, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 22, 2018



Ellen P. Metsker  
Name: Ellen P. Metsker  
Notary Public in and for the State of WA  
Residing at: 1111 Harbor  
My appointment expires: 2/11/2022

## EXHIBIT "A"

### Exceptions

1. 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 Deception Pass Waterfront Tracts:  
  
Recording No.: 384358
2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Auditor's No.: 384767, records of Skagit County, WA  
Affects: Tidelands
3. Covenants, conditions, easements and restrictions, contained in the following instrument:  
  
Recording Date: March 6, 1948  
Recording No.: 415250  
As follows: This property shall not be used for commercial purposes
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: July 14, 1986  
Recording No.: 8607140042  
Matters shown: East property line of Lot 37
5. As to any portion of said land now, formerly or in the future covered by water. Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. City, county or local improvement district assessments, if any.