

When recorded return to:
John J. Bermani and Elizabeth G. Bermani
360 Sapp Road
Sedro Woolley, WA 98284



201803160138
Skagit County Auditor \$77.00
3/16/2018 Page 1 of 4 1:56PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033527

CHICAGO TITLE
020033527

STATUTORY WARRANTY DEED

THE GRANTOR(S) Grandview North, 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 John J. Bermani and Elizabeth G. Bermani, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 1, SHORT PLAT NO. SP-2016-307, recorded under Auditor's File No. 201707180099, records
of Skagit County, Washington.

Situated in Skagit County, Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P36506 / 350413-4-009-0003,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181045
MAR 16 2018

Amount Paid \$6,166.⁴⁷
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 8, 2018

Grandview North, LLC

BY: [Signature]
Scott T. Wammack
Member

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Scott T. Wammack 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 Member of Grandview North, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/14/18

[Signature]
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

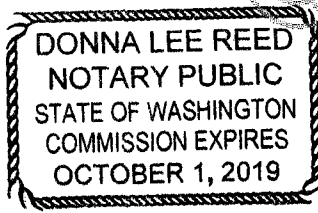


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 7, 1979
Auditor's No(s): 7908070034, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

NOTE: We not an instrument purporting to release said easement recorded May 26, 1998, under Auditor's File No. 9805260215, records of Skagit County, Washington.

2. 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 SEDRO-WOLLEY SHORT PLAT NO. SW-0285 :

Recording No: 8512170015

3. 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 CITY OF SEDRO WOOLLEY SHORT PLAT NO. 05-94:

Recording No: 9509210102

4. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: August 28, 2006
Recording No.: 200608280125

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 Boundary Line Adjustment Survey:

Recording No: 200608220050

EXHIBIT "A"

Exceptions
(continued)

6. Notice contained in deed

Recording Date: June 26, 2006
Recording No.: 200606260126
Regarding: Skagit County Right to Farm Ordinance

7. Agreement Re: Maintenance of Private Forced Sewer Line including the terms, covenants and provisions thereof

Recording Date: July 13, 2017
Recording No.: 201707130055

8. 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 SHORT PLAT NO. SP-2016-307:

Recording No: 201707180099

9. City, county or local improvement district assessments, if any.

10. Assessments, if any, levied by City of Sedro Woolley.