

When recorded return to:
Francisco Ramirez
362 Sapp Road
Sedro Woolley, WA 98284



201803200054

Skagit County Auditor \$77.00
3/20/2018 Page 1 of 4 3:23PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033787

CHICAGO TITLE
620033787

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 Francisco Ramirez, single man

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

Lot 2, 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): P133757 / 350413-4-009-0103,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181096
MAR 20 2018

Amount Paid \$ 5,833.⁶¹
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 14, 2018

Grandview North, LLC

BY: _____

Scott T. Wammack

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: _____

3/16/18

Name: _____

Notary Public in and for the State of _____

Residing at: _____

My appointment expires: _____

**DONNA LEE REED
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 1, 2019**

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 SEDRO-WOOLLEY SHORT PLAT NO. SW-0285 :

Recording No: 8512170015

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

Recording No: 9509210102

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

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

4. 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

5. Notice contained in deed

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

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

EXHIBIT "A"

**Exceptions
(continued)**

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

7. 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

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Sedro Woolley.