

When recorded return to:
Zachary I. Schlenker and Jill R. Ratcliff
177 Betty CT
Burlington, WA 98233



201803230115

Skagit County Auditor \$77.00
3/23/2018 Page 1 of 4 11:57AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033214

CHICAGO TITLE
620033214

STATUTORY WARRANTY DEED

THE GRANTOR(S) Grandview Inc., a Washington corporation, which acquired title as Grandview Inc. 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 Jill R. Ratcliff and Zachary I. Schlenker, Wife and Husband

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

Lot 3, City of Burlington Short Plat No. SP 1-16, according to the short plat thereof, recorded June 21, 2017 under Auditor's File No. 201706210035, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P133727 / 3867-000-035-0205

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 1141

MAR 23 2018

Amount Paid \$ 5700.11

Skagit Co. Treasurer

By *HJB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 15, 2018

Grandview Inc.

BY: [Signature]
Scott T. Wammack
Managing 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 Managing Member of Grandview, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/16/18

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

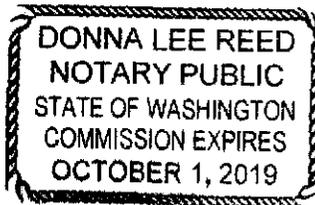


EXHIBIT "A"
Exceptions

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

Recording Date: September 11, 2015
Recording No.: 201509110040

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 SURVEY:

Recording No: 201509110059

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

Recording Date: July 15, 2016
Recording No.: 201607150133

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 survey:

Recording No: 201607150133

5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State

EXHIBIT "A"

Exceptions
(continued)

and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: December 6, 2016
Recording No.: 201612060090
Affects: Portion of said premises

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 City of Burlington Short Plat No. SP 1-16:

Recording No: 201706210035

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

9. Assessments, if any, levied by City of Burlington.

10. Covenants, conditions and restrictions, including a provision for private road maintenance 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 31, 2018
Recording No.: 201801310067