

When recorded return to:
John F. Carey
Utopia Investments, LLC
P.O. Box 656
Sedro Woolley, WA 98284



201804050061

Skagit County Auditor \$76.00
4/5/2018 Page 1 of 3 3:38PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033948

CHICAGO TITLE
020033948

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018/368
APR 05 2018

Amount Paid \$ 2,630.⁵⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian B. Ross and Michelle M. Ross, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to Utopia Investments, LLC, a Washington limited liability company

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

That portion of the North Half of the Northeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East, W.M. Described as Follows:

Beginning at the Northeast corner of said Section 17;
Thence North 87°57'29" West along the North line of said Section 17, a distance of 407.53 feet to the true point of beginning;
Thence continue North 87°57'29" West, a distance of 100.00 feet;
Thence South 2°02'31" West, a distance of 180.00 feet;
Thence South 87°57'29" East, a distance of 100.00 feet;
Thence North 2°02'31" East, a distance of 180.00 feet to the true point of beginning,

EXCEPT the North 20 feet thereof conveyed to Skagit County for road purposes by Deed recorded under Auditor's File No. 80927, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P25854 / 340417-1-001-0004,

STATUTORY WARRANTY DEED
(continued)

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: March 28, 2018

X [Signature]
Brian B. Ross

X [Signature]
Michelle M. Ross

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Brian B. Ross and Michelle M. Ross
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 4/2/18

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

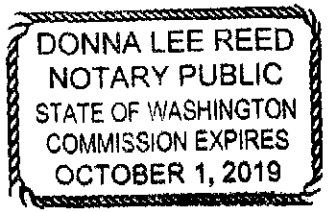


EXHIBIT "A"
Exceptions

1. Agreement and the terms and conditions thereof:
Between: Sandalwood, a limited partnership
And: LaVenture Investors, a limited partnership
Recorded: August 18, 1977
Auditor's File No.: 862951, records of Skagit County, Washington
Regarding: Reimbursement of sewer installation costs
2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by City of Mount Vernon.