

When recorded return to:
John C Davis and Tina M Davis
4411 115th Ave SE
Snohomish, WA 98290



Skagit County Auditor \$77.00
4/6/2018 Page 1 of 4 12:03PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034135

CHICAGO TITLE
620034135

STATUTORY WARRANTY DEED

THE GRANTOR(S) Waterfront Coffee 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 C Davis and Tina M Davis, a married couple

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

Lot 3, RIVER VALLEY ESTATES, according to the Plat thereof recorded under Auditor's File No. 200702130030, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P125889 / 4920-000-003-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018/04/06
APR 06 2018

Amount Paid \$11,041.50
By *[Signature]* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 2, 2018

Waterfront Coffee Company

BY: Gerald Steven Balas Jr
Gerald Steven Balas Jr
Authorized Signer/Director

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Gerald Steven Balas Jr

(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 Authorized signer/Director of Waterfront Coffee Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 4, 2018

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019



EXHIBIT "A"
Exceptions

1. Reservation contained in deed

Recording Date: June 28, 1971
Recording No.: 754608
As Follows:

"Reserving however to the seller, his heirs and assigns, a non-exclusive easement over and across the West 30 feet of the above described property for road purposes"

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 RIVER VALLEY ESTATES:

Recording No: 200702130030

3. Non-exclusive Easement and Maintenance Declaration for Road and Infiltration Pond and the terms and conditions thereof

Recording Date: February 13, 2007
Recording No.: 200702130031

4. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: February 13, 2007
Recording No.: 200702130032

5. Covenants, conditions and restrictions 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: February 13, 2007
Recording No.: 200702130033, and re-recorded under auditors file number
201703010043

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

Granted to: Puget Sound Energy, Inc.

EXHIBIT "A"

Exceptions
(continued)

Purpose: Electric transmission and/or distribution line, together with necessary
appurtenances
Recording Date: June 19, 2005
Recording No.: 200606190172

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