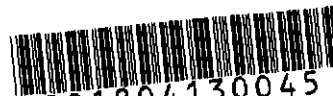


When recorded return to:

Ed Clark
Right Way, LLC
647-A Sunset Park Dr
Sedro Woolley, WA 98284



201804130045

Skagit County Auditor
4/13/2018 Page

1 of

\$77.00
4 11:56AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034268

CHICAGO TITLE
620034268

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mario M Brown, a married man and Kyle R Brown, a married man, each as their separate estate as to an undivided 50% interest

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Right Way, LLC, a Washington limited liability company

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

Lot 50, PLAT OF WILDERNESS VILLAGE DIV. NO. 1, according to the plat thereof, recorded in Volume 10 of Plats, page 48, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P78234 / 4208-000-050-0001,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181473

APR 13 2018

Amount Paid \$ 717.00
Skagit Co. Treasurer
By *BI* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 11, 2018

X [Signature]
Mario M Brown

[Signature]
Kyle R Brown

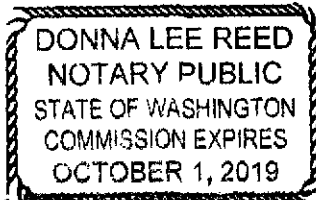
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

MARIO M. BROWN
(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: 4/12/18



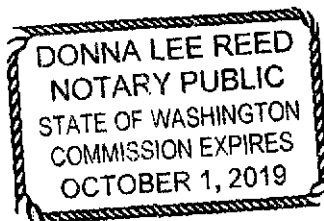
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Kyle R. Brown
(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: 4/12/18



[Signature]
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysv. 16, WA
My appointment expires: 10/1/2019

[Signature]
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysv. 16, WA
My appointment expires: 10/1/2019

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: November 5, 1935
Auditor's No.: 273805, records of Skagit County, Washington
In favor of: The Sound Timber Company, an Iowa corporation
For: 30 foot road right-of-way
Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the Willamette Meridian (being a portion of the underlying legal description of said plat)
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 30, 1973
Auditor's No(s): 793933, records of Skagit County, Washington
In favor of: Puget Sound Power and Light
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Note on the face of said plat, as follows:

Tracts A, B and C are intended for the uses of all present and future property owners in this plat and all other divisions of Wilderness Village.
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: July 20, 1973
Auditor's No(s): 788214, records of Skagit County, Washington
Executed By: Valleys West, a Limited Partnership, et al
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 20, 1973
Auditor's No(s): 788214, records of Skagit County, Washington
Imposed By: Valleys West, a Limited Partnership, et al
6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
7. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of

EXHIBIT "A"

Exceptions (continued)

income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: September 7, 2004

Auditor's No(s): 200409070165, records of Skagit County, Washington

Executed By: Wilderness Village Community Association

AMENDED by instrument(s):

Recorded: May 5, 2005, July 23, 2007 and March 5, 2018

Auditor's No(s): 200505050063, 200707230123, and 201803050117

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 7, 2004

Auditor's No(s): 200409070165, records of Skagit County, Washington

Imposed By: Wilderness Village Community Association

9. Plat Lot of Record Certification

Recording Date: February 24, 2010

Recording No.: 201002240037

10. Assessment, including the terms and conditions thereof, disclosed by instrument

Recorded: March 14, 2006

Auditor's No.: 200603140115, records of Skagit County, Washington

For: Acquisition, construction and installation of a water supply system

Resolution No.: 2064-06 of the Commission of Public Utility District No. 1 of Skagit County, Washington

Establishing: Local Utility District No. 27

Roll No.: 19

Account No.: P78234

Amount: \$7,946.06, plus interest, if any

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

12. Dues, charges and assessments, if any, levied by Wilderness Village Community Association.