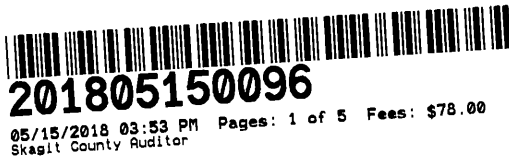


When recorded return to:
Thomas Johnston and Stefanie Johnston
7516 Avalon Heights Way
Sedro Woolley, WA 98284



Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

2150 North 107th St., Suite 310
Seattle, WA 98133

Escrow No.: 0122057-OC

CHICAGO TITLE
620034248

STATUTORY WARRANTY DEED

THE GRANTOR(S) Red Door Design and Build LLC, a Washington limited liability company and Kingsmen Building & Design 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 Thomas Johnston and Stefanie Johnston, a married couple

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

Lot 9, Plat of Avalon Heights, recorded August 22, 2007 under Auditor's File No. 200708220070, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P126688 / 4939-000-009-0000, P126689 / 4939-000-009-0100,

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 2000
MAY 15 2018
Amount Paid \$ 14,912.50
Skagit Co. Treasurer
Deputy
By HB

STATUTORY WARRANTY DEED (continued)

Dated: May 7, 2018

Red Door Design and Build LLC

BY: [Signature]
John Wynstra
Sole Member

Kingsmen Building & Design LLC

BY: [Signature]
Allen Campbell
Member


BY: [Signature]
Jeremiah Heiserman
Member

BY: [Signature]
Karris Heiserman
Member

State of Washington
County of IS Snohomish

I certify that I know or have satisfactory evidence that John Wynstra


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 Sole Member of Red Door Design and Build LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5-11-2018

[Signature]
Name: Kelly Campbell
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 4-29-2020

State of Washington
County of IS Snohomish

I certify that I know or have satisfactory evidence that Allen Campbell

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 Kingsmen Building & Design LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5-11-2018

[Signature]
Name: Kelly Campbell
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 4-29-2020

State of Washington

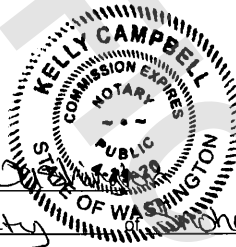
STATUTORY WARRANTY DEED
(continued)

County Shonomish of Shonomish

I certify that I know or have satisfactory evidence that Jeremiah Heiserman

☒ 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 Kingsmen Building & Design LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/11/2018



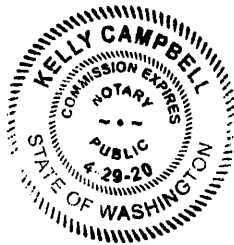
Kelly Campbell
Name: Kelly Campbell
Notary Public in and for the State of Washington
Residing at: Marshall WA
My appointment expires: 4-29-2020

State of Washington
County Shonomish

I certify that I know or have satisfactory evidence that Karris Heiserman

☒ 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 Kingsmen Building & Design LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/11/2018



Kelly Campbell
Name: Kelly Campbell
Notary Public in and for the State of Washington
Residing at: Marshall WA
My appointment expires: 4-29-2020

EXHIBIT A EXCEPTIONS

Order No.: 0122057-OC

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 23, 1994
 Recording No.: 9411230101
 Matters shown: Possible encroachments of fences by undisclosed amounts
 Affects: Lot 12 only
2. Quit Claim Deed boundary line adjustment and the terms and conditions thereof

Recording Date: June 13, 1994
 Recording No.: 9406130087
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Gordon E. Bishop and Mary K. Bishop, husband and wife
 Purpose: Ingress, egress and utilities
 Recording Date: June 13, 1994
 Recording No.: 9406130088
4. Easement and the terms and conditions thereof

Recording Date: June 17, 2005
 Recording No.: 200506170166
5. Lot of Record Certifications and the terms and conditions thereof

Recording Date: October 27, 2005
 Recording No.: 200510270159 and 200510270160
6. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof

Recording Date: June 21, 2006
 Recording No.: 200606210130
7. Declaration of Covenant and the terms and conditions thereof

Recording Date: July 19, 2006
 Recording No.: 200607190067
8. 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: July 26, 2006
 Recording No.: 200607260046
9. Plat of Lot Record Certification and the terms and conditions thereof

Recording Date: August 22, 2007
 Recording No.: 200708220071
10. Protected Critical Area Easement and the terms and conditions thereof

Recording Date: June 22, 2007
 Recording No.: 200708220072
11. Deed of Natural Resource Land Easement and the terms and conditions thereof

Recording Date: August 22, 2007
 Recording No.: 200708220073
12. 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: August 22, 2007
 Recording No.: 200708220075

**EXHIBIT A
EXCEPTIONS**

Order No.: 0122057-OC

13. 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 PLAT OF AVALON HEIGHTS:
Recording No: 200708220070
14. Notice to Future Property Owners and the terms and conditions thereof
Recording Date: July 3, 2008
Recording No.: 200807030093
15. Water Users Agreement and the terms and conditions thereof
Recording Date: July 3, 2008
Recording No.: 200807030094
16. Reciprocal Access and Utility Easement
Recording Date: September 18, 2014
Recording No.: 201409180008
17. Trail Easement Agreement including the terms, covenants and provisions thereof
Recording Date: September 26, 2016
Recording No.: 201609260076
20. City, county or local improvement district assessments, if any.
21. Assessments, if any, levied by Avalon Heights Water System.
22. Assessments, if any, levied by Avalon Heights Homeowners Association.