

When recorded return to:
Kathleen M McGregor
604-606 Hyatt, LLC
604-606 Hyatt Street
Sedro Woolley, WA 98284



201805210165

05/21/2018 03:33 PM Pages: 1 of 3 Fees: \$76.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245402818

CHICAGO TITLE
620034799

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sam P. Wipf and Cheryl Wipf, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to 604-606 Hyatt, LLC, a Washington limited liability company

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

Lot 2 of Sedro Woolley Short Plat No. 10-96, approved July 19 1997, recorded July 29, 1997 in Book 13 of short plats, pages 27 and 28, as Auditor's File No. 9707290102, records of Skagit County, Washington, and bring a portion of Lots 13 and 14, Block 2, Rosedale Garden Tracts of Sedro Woolley, as per plat recorded in Volume 3 of plats, page 52, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P111798

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182103
MAY 21 2018

Amount Paid \$6324.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 17, 2018

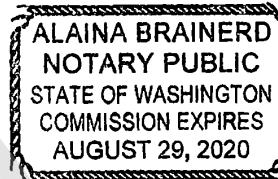
Sam P. Wipf
Sam P. Wipf

Cheryl Wipf
Cheryl Wipf

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Sam P. Wipf and Cheryl Wipf are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 18, 2018
Alaina Brainerd
Name: Alaina Brainerd
Notary Public in and for the State of WA
Residing at: Richland, WA
My appointment expires: 8/29/2020



SPECIAL EXCEPTIONS

Repair Agreement, including the terms, covenants and provisions thereof;

Recording Date: September 17, 1984
Recording No.: 8409170016

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

Granted to: City of Sedro Woolley
Purpose: Flood control and drainage to excavate, construct, maintain and operate an open ditch for the conveyance of storm water
Recording Date: July 26, 1985
Recording No.: 8507260003

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

Granted to: Brian Hanson, et al
Purpose: Drainage and utilities
Recording Date: May 28, 1997
Recording No.: 9705280114

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

Granted to: Joseph K. Scronce and Rhonda L. Scronce, husband and wife
Purpose: Drainage and utilities
Recording Date: May 28, 1997
Recording No.: 9705280115

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 Short Plat No. 10-96:

Recording No: 9707290102

Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.