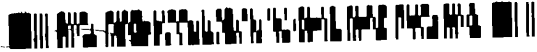


When recorded return to:  
Jan P Wybo  
RJ Properties, LLC  
19016 NE 127th St  
Redmond, WA 98052



201806290121

06/29/2018 01:52 PM Pages: 1 of 2 Fees: \$100.00  
Skagit County Auditor

Filed for record at the request of:

**Fidelity National Title**

COMPANY OF WASHINGTON, INC.

5006 Center Street, Suite J  
Tacoma, WA 98409-2314

Escrow No.: 611183059

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20182863  
JUN 29 2018

Amount Paid \$ 65865.00  
By *BT* Skagit Co. Treasurer Deputy

CHICAGO TITLE CO.

620034299

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Camelot Properties, LLC, an Oregon limited liability company  
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 RJ Properties, LLC, a Washington limited liability company

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

Lot 3, Burlington Binding Site Plan No. 2-97, approved July 14, 1997, recorded December 18,  
1997, under Auditor's File No. 9712180060, filed in Volume 13 of Short Plats, pages 67 and 68,  
being a portion of the Southwest Quarter of the Southwest Quarter of Section 5, Township 34  
North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P112833 / 8018-000-003-0000,

Subject to:

1. 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  
BURLINGTON BINDING SITE PLAN NO. 2-97:

Recording No: 9712180060

2. 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: July 30, 1999  
Recording No.: 199907300046

3. 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: September 6, 2005  
Recording No.: 200509060168  
Affects: Portion of said premises

Statutory Warranty Deed (LPB 10-05)  
WA0000059.doc / Updated: 10.12.17

**STATUTORY WARRANTY DEED**  
(continued)

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

Recording Date: June 11, 2007  
Recording No.: 200706110175  
Matters shown: Possible encroachment of a fence line onto the property to the North by approximately 8 feet

Dated: 6/27/2018

Camelot Properties, LLC

BY: Candace L. Simpson  
Candace L. Simpson  
Authorized Signor

State of OREGON  
County of LANE

I certify that I know or have satisfactory evidence that Candace L. Simpson is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Authorized Signor of Camelot Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-27-18

Jeremy Young Honor  
Name: Jeremy Young Honor  
Notary Public in and for the State of OR  
Residing at: LANE  
My appointment expires: 3-13-22

