

201807180063

07/18/2018 03:29 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Nathaniel W. Erickson and Regine O. Erickson
7473 Skagit View Drive
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035042

CHICAGO TITLE
620035042

STATUTORY WARRANTY DEED

THE GRANTOR(S) Right Way 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 Nathaniel W. Erickson and Regine O. Erickson, a married
couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 43, 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.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P78227 / 4208-000-043-0001,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183149
JUL 18 2018

Amount Paid \$ 5523.00
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 10, 2018

Right Way LLC

BY: [Signature]
Ed Clark
Manager

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that Ed Clark

(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 Manager of Right Way LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 17, 2018

[Signature]
Name: Katheryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

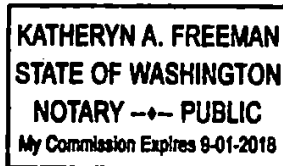


EXHIBIT "A"
Exceptions

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)

 Note: Exact location and extent of easement is undisclosed of record.

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 & Light Company
 For: Electric transmission and/or distribution line, together with necessary
 appurtenances

3. 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 PLAT OF
 WILDERNESS VILLAGE DIV. NO. 1:

 Recording No: 788213

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

 AMENDED by instrument(s):
 Recorded: September 7, 2004, May 5, 2005, July 23, 2007 and March 5, 2018
 Auditor's No(s).: 200409070165, 200505050063, 200707230123 and 201803050117

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

EXHIBIT "A"
Exceptions
(continued)

6. Plat of Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: September 28, 2017
Recording No.: 201709280143
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Wilderness Village Community Association.