

When recorded return to:  
Justin Moe and Brandy Moe  
10505 Farm to Market Road  
Mount Vernon, WA 98273



**201808300064**

08/30/2018 01:46 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032836

**CHICAGO TITLE**  
**620032836**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sherlock Construction 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 Justin Moe and Brandy Moe, a married couple

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

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

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

Lot(s): 3 SKAGIT COUNTY SHORT PLAT No. 93-29

Tax Parcel Number(s): P104060 / 350328-3-002-0605

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**20183848**  
**AUG 30 2018**

Amount Paid \$ **10,214.27**  
Skagit Co. Treasurer  
By *mm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 30, 2018

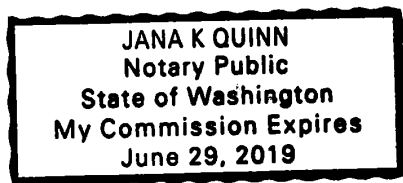
Sherlock Construction LLC

BY: W me CW  
William Monte Sherlock, MemberState of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that William Monte Sherlock  
(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 Sherlock Construction LLC to be the free and voluntary act of such  
party for the uses and purposes mentioned in the instrument.

Dated: August 29, 2018

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arington  
My appointment expires: 06/29/2019



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P104060 / 350328-3-002-0605**

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**Parcel A:**

Lot 3, Short Plat No. 93-029, approved September 27, 1993, recorded September 28, 1993, in Book 10 of Short Plats, pages 238 and 239, under Auditor's File No. 9309280113, being a portion of the Northwest quarter of the Southwest quarter of Section 28, Township 35 North, Range 3 East, W.M.

Situate in Skagit County, Washington.

**Parcel B:**

An easement for ingress, egress and utilities as set forth on Short Plat No. 93-029, approved September 27, 1993, recorded September 28, 1993, in Book 10 of Short Plats, pages 238 and 239, under Auditor's File No. 9309280113, being a portion of the Northwest quarter of the Southwest quarter of Section 28, Township 35 North, Range 3 East, W.M.

Situate in Skagit County, Washington.

**EXHIBIT "B"**

## Exceptions

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

Granted to:	Puget Sound Power and Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	December 29, 1978
Recording No.:	893949
Affects:	Said premises and other property
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Power and Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	August 10, 1993
Recording No.:	9308100140
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  

Recording Date:	December 27, 1984
Recording No.:	8412270001
4. 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. 93-029:  
  
Recording No: 9309280113
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Purpose:	Ingress and egress
Recording Date:	December 27, 1993
Recording No.:	9312270042
Affects:	Portion of said premises and other property
6. Protected Critical Area Site Plan including the terms, covenants and provisions thereof  
  
Recording Date: May 22, 2017

**EXHIBIT "B"**Exceptions  
(continued)

Recording No.: 201705220111

7. Easement for Ingress, Egress and Utilities including the terms, covenants and provisions thereof

Recording Date: May 24, 2017  
Recording No.: 201705240087

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

Granted to: Puget Sound Energy  
Purpose: Utility Systems  
Recording Date: August 28, 2017  
Recording No.: 201708280236

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

Granted to: Port of Skagit County  
Purpose: Avigation Easement  
Recording Date: December 5, 2017  
Recording No.: 201712050070

10. Notice and Acknowledgement - Airport and Aircraft Operations and Noise Disclosure - Skagit Regional Airport Environs

Recording Date: December 5, 2017  
Recording No.: 201712050071

11. Skagit County Planning & Development Services - Lot of Record Certification

Recording Date: November 22, 2017  
Recording No.: 201711220004***In part as follows:***

***"IS NOT, the minimum lot size required for the Rural Reserve zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(i) and therefore IS eligible to be considered for development permits."***

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