

When recorded return to:
Garrett Johns and Tracy Johns
23545 Mosier Road
Sedro Woolley, WA 98284



201809070058

09/07/2018 01:34 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035321

CHICAGO TITLE
620035321

STATUTORY WARRANTY DEED

THE GRANTOR(S) Property Trio, 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 Garrett Johns and Tracy Johns, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 1, Reserve Area 1 and Septic Area 1, SKAGIT COUNTY SHORT CARD NO. PL-16-0146,
approved on March 23, 2017, recorded on April 3, 2017, under Auditor's File No. 201703270114,
records of Skagit County, Washington, being a portion of the Southwest ¼ of the Southwest ¼ of
the Southeast ¼ of Section 1, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P35575 / 350401-4-013-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 3980
SEP 07 2018

Amount Paid \$ **7,569.11**
Skagit Co. Treasurer
By *WLM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 5, 2018

Property Trio, LLC

BY: *Heather Noel Schuh*
Heather Noel Schuh
Manager

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Heather Noel ^{Schuh (RM)} ~~Schuh~~ 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 Manager of Property Trio, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 09.06.2018
Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WASHINGTON
Residing at: Arlington
My appointment expires: 03.01.2020

ALYSIA HUDSON
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 03-01-2020

EXHIBIT "A"
Exceptions

1. Exceptions and Reservations contained in instrument from the Wolverine Company including the terms, covenants and provisions thereof

Recording Date: June 15, 1908
Recording No.: Volume 74 of Deeds, page 71

Excepting, however, from the operation of this deed and reserving unto the party of the first part, its successors and assigns, all mineral and mineral oils, in, or under any of said lands, whether said mineral or mineral oils are now known, or shall hereafter be discovered without, however, any right of the party of the first part, its successors and assigns in, to or upon the surface of any of said lands.

2. Skagit County Right to Farm Disclosure including the terms, covenants and provisions thereof

Recording Date: May 17, 2013
Recording No.: 201305170105

3. Lot Certification including the terms, covenants and provisions thereof

Recording Date: August 21, 2013
Recording No.: 201308210002

4. Skagit County Right to Manage Natural Resource Lands Disclosure including the terms, covenants and provisions thereof

Recording Date: September 25, 2015
Recording No.: 201509250117

5. 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 SKAGIT COUNTY SHORT CARD NO. PL-16-0146:

Recording No: 201703270114

6. Lot Certification and the terms and conditions thereof:

Recording Date: March 27, 2017
Recording No.: 201703270115

7. Native Growth Protection Area Critical Site Plan including the terms, covenants and provisions

EXHIBIT "A"

Exceptions
(continued)

thereof

Recording Date: March 27, 2017
Recording No.: 201703270116

8. OPERATION-MAINTENANCE & MONITORING REQUIREMENT FOR PROPRIETARY
ONSITE SEWAGE SYSTEMS including the terms, covenants and provisions thereof

Recording Date: August 31, 2017
Recording No.: 201708310106

9. Road Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: June 29, 2018
Recording No.: 201806290103

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