

When recorded return to:
Patrick D. Hyatt and Corrine M. Hyatt
7445 Avalon Heights Way
Sedro Woolley, WA 98284

201809280139

09/28/2018 02:46 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031810

CHICAGO TITLE
620031810

STATUTORY WARRANTY DEED

THE GRANTOR(S) Red Door Design and Build LLC, a Washington limited liability company and Kingsmen Building & Design 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 Patrick D. Hyatt and Corrine M. Hyatt, a married couple

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

Lot 10, PLAT OF AVALON HEIGHTS, recorded August 22, 2007 under Auditor's File No. 200708220070, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P126690 / 4939-000-010-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184338
SEP 28 2018

Amount Paid \$ 13355.00
Skagit Co. Treasurer

By  Deputy

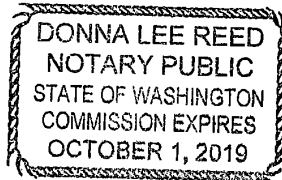
STATUTORY WARRANTY DEED
(continued)

Dated: September 21, 2018

Red Door Design and Build LLC

BY: [Signature]
John Wynstra
Sole Member

Kingsmen Building & Design LLC

BY: [Signature]
Allen Campbell
MemberBY: [Signature]
Jeremiah Heiserman
MemberBY: [Signature]
Karris Heiserman
MemberState of Washington
County of SkagitI certify that I know or have satisfactory evidence that John Wynstrais/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 Red Door Design and Build, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.Dated: 9/28/Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: W Marysville WA
My appointment expires: 10/1/2019

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty DeedState of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Allen Campbell,
Jeremiah Heiserman and Karris Heiserman
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 Members of Kingsmen Building & Design LLC to be the free
and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/27/18

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville WA
My appointment expires: 10/1/2019

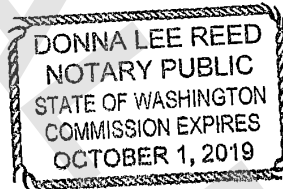


EXHIBIT "A"
Exceptions

1. Quit Claim Deed boundary line adjustment and the terms and conditions thereof
Recording Date: June 13, 1994
Recording No.: 9406130087
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Gordon E. Bishop and Mary K. Bishop, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: June 13, 1994
Recording No.: 9406130088
3. Easement and the terms and conditions thereof
Recording Date: June 17, 2005
Recording No.: 200506170166
4. Lot of Record Certifications and the terms and conditions thereof
Recording Date: October 27, 2005
Recording No.: 200510270159 and 200510270160
5. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof
Recording Date: June 21, 2006
Recording No.: 200606210130
6. Declaration of Covenant and the terms and conditions thereof
Recording Date: July 19, 2006
Recording No.: 200607190067
7. 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: July 26, 2006
Recording No.: 200607260046
8. Plat of Lot Record Certification and the terms and conditions thereof

EXHIBIT "A"Exceptions
(continued)

Recording Date: August 22, 2007
Recording No.: 200708220071

9. Protected Critical Area Easement and the terms and conditions thereof

Recording Date: June 22, 2007
Recording No.: 200708220072

10. 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: August 22, 2007
Recording No.: 200708220075

11. 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 PLAT OF AVALON HEIGHTS:

Recording No: 200708220070

12. Notice to Future Property Owners and the terms and conditions thereof

Recording Date: July 3, 2008
Recording No.: 200807030093

13. Water Users Agreement and the terms and conditions thereof

Recording Date: July 3, 2008
Recording No.: 200807030094

14. Reciprocal Access and Utility Easement and the terms and conditions thereof:

Recording Date: September 18, 2014
Recording No.: 201409180008

15. Trail Easement Agreement including the terms, covenants and provisions thereof

Recording Date: September 26, 2016

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201609260076

16. Landscape Easement Agreement including the terms, covenants and provisions thereof

Recording Date: December 18, 2015

Recording No.: 201512180107

17. Notice of On-Site Sewage System Maintenance Agreement Requirement including the terms, covenants and provisions thereof

Recording Date: March 3, 2017

Recording No.: 201703030087

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

19. Assessments, if any, levied by Avalon Heights Water System.

20. Assessments, if any, levied by Avalon Heights Homeowners Association.