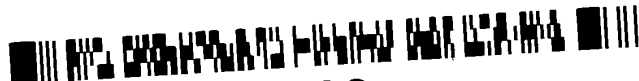


When recorded return to:  
Cody Anderlini  
R.C. Investments, Inc.  
1822 Lindsay Loop  
Mount Vernon, WA 98274

  
**201810300062**  
10/30/2018 03:25 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.: 620035810

**CHICAGO TITLE CO.**  
**620035810**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Sisters Ventures, 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 R.C. Investments, Inc., a Washington corporation

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

Lot 9 of Binding Site Plan No. SW-01-93, (Sunset Industrial Park) recorded in Volume 11 of Short  
Plats, pages 83 and 84, under Auditor's File No. 9406100051, records of Skagit County,  
Washington, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 35  
North, Range 4 East, W.M., and Tracts 14 and 15, "SEDRO ACREAGE", as per plat recorded in  
Volume 3, page 35, records of Skagit County, Washington.

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

Tax Parcel Number(s): P105294 / 8003-000-009-0008

Subject to:

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

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

**20184813**

**OCT 30 2018**

Amount Paid \$ **2675.00**  
Skagit Co. Treasurer  
By *Mam* Deputy

## STATUTORY WARRANTY DEED

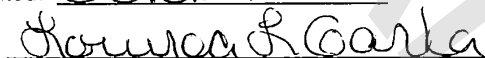
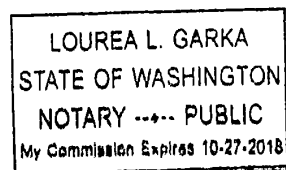
(continued)

Dated: October 25, 2018

Sisters Ventures, LLC

BY: Nancy K. Williams  
Authorized SignorState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Nancy K. Williams is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as an Authorized Signor of Sisters Ventures, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: OctoberName: Lourea L. GarkaNotary Public in and for the State of WAResiding at: BurtonMy appointment expires: 10/27/2018

## EXHIBIT "A"

### Exceptions

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

Granted to: Puget Sound Power & Light Company  
 Purpose: Electric transmission/distribution line together with necessary appurtenances thereto and the rights granted therein  
 Recording Date: November 10, 1993  
 Recording No.: 9311100124  
 Affects: portion of said premises and other property as described therein
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to: Puget Sound Power & Light Company  
 Purpose: Electric transmission/distribution line together with necessary appurtenances thereto and the rights granted therein  
 Recording Date: March 29, 1994  
 Recording No.: 9403290128  
 Affects: East 10 feet of said premises and other property
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 the face of the recorded Binding Site Plan of Sunset Industrial Park, recorded in Volume 11 of Short Plats, pages 83 and 84, under Skagit County recording no. 9406100051.
4. Settlement agreement regarding zoning and use of subject property, and the terms and conditions therein;
 

Recording Date: May 26, 2000  
 Recording No.: 2000 05260030
5. Right to go upon the land adjacent to the centerline of railroad right-of-way, for a distance of 200 feet on each side thereon and cut down all trees dangerous to the operation of said railroad, as granted to Seattle and Northern Railway Company by instrument recorded May 31, 1890, in Volume 10 of Deeds, page 564.
6. Covenants, conditions, restrictions and easements 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 in the document

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: June 10, 1994  
Recording No.: 9406100052

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Sedro Woolley.
9. Assessments, if any, levied by Sunset Industrial Park Owners's Association.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 15, 2018

between Cody Anderlini and/or Assigns ("Buyer")

and Sisters Venture LLC ("Seller")

concerning 629 Sunset Park Dr Sedro Woolley WA 98284 (the "Property")

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticon  
Cody Anderlini 08/15/2018  
Date  
08/15/2018 09:53 AM PDT

Buyer Date

Authenticon  
Christine M Thompson 08/15/2018  
Date  
08/15/2018 11:55:55 AM PDT

Seller Date

Christine M Thompson 10-26-18  
Date