

When recorded return to:
Nathan Miller and Whitney Miller
1105 N. Fruitdale
Sedro Woolley, WA 98284



201811300075

11/30/2018 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

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245407210

CHICAGO TITLE CO.

620035487

STATUTORY WARRANTY DEED

THE GRANTOR(S) Fruitdale Acres, LLC, a Washington Limited Liability Company
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Nathan Miller and Whitney Miller, 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.)

Tax Parcel Number(s): **p-39377/350518-4-001-0005**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 5239
NOV 30 2018

Amount Paid \$ 5,790.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 19, 2018

Fruitdale Acres, LLC

BY: Maureen Johnson
Maureen Johnson
Manager

BY: Michael McCrea
Michael McCrea
Manager

BY: Gary Johnson
Gary Johnson
Manager

State of WASHINGTON
County of Whatcom

I certify that I know or have satisfactory evidence that Maureen Johnson, Michael McCrea and Gary Johnson are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Manager, Manager and Manager, respectively, of Fruitdale Acres, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 29, 2018

Name: Leah J Richardson
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 8-29-2020

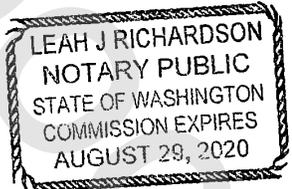


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P39377 / 350518-4-001-0005

The North 200 feet of the East Half of the Southeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT the West 20 feet thereof, as conveyed to Skagit County for road purposes, by deed recorded June 2, 1906, in Volume 63 of Deeds, page 247, records of Skagit County, Washington;

AND EXCEPT the following described tract:

Beginning at the intersection of the South line of said North 200 feet of the East Half of the Southeast Quarter of said Section 18 and the East line of the County road known as Fruitdale Road; Thence East along the South line of said North 200 feet, a distance of 460 feet;

Thence North parallel with the East line of said road 100 feet; Thence West parallel with the South line of said North 200 feet, a distance of 460 feet to the East line of said road right-of-way;

Thence South along said road right-of-way 100 feet to the point of beginning.

Situated in Skagit County, Washington.

SUBJECT TO:

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

Purpose: Right of way for roadway and utility purposes

Recording Date: August 6, 1962

Recording No.: 624738

Affects: Portion of said premises

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

Granted to: Pacific Northwest Pipeline corporation

Purpose: Pipeline

Recording Date: September 14, 1956

Recording No.: 541491

Affects: Portion of said property

Amended by:

Recording Date: September 30, 1969

Recording No.: 732077

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

EXHIBIT "A"
Legal Description
(continued)

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: December 7, 1984
Recording No.: 8412070043

4. Special Use Permit #SP-84-024 including the terms, covenants and provisions thereof
Recording Date: October 1, 1984
Recording No.: 8410010029

5. Northwest Pipeline Corporation Right of Way and Easement including the terms, covenants and provisions thereof
Recording Date: April 26, 2002
Recording No.: 200204260118

6. Accessory Dwelling Unit including the terms, covenants and provisions thereof
Recording Date: May 10, 2007
Recording No.: 200705100118

7. City of Sedro Woolley Ordinance No. 1671-10 including the terms, covenants and provisions thereof
Recording Date: March 30, 2010
Recording No.: 201003300062

8. Sanitary Sewer General Facilities Charge Installment Agreement and Promissory Note including the terms, covenants and provisions thereof
Recording Date: March 4, 2011
Recording No.: 201103040058
Amended by Release of Facilities Charges
Recording Date: February 17, 2015
Recording No.: 201502170073

9. 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

EXHIBIT "A"
Legal Description
(continued)

Recording Date: May 5, 2016
Recording No.: 201605050078
Affects: Portion of said premises