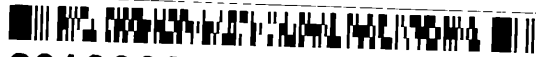


When recorded return to:

Janis L. Fehrer
12700 Sawyer Court
Clear Lake, WA 98273



201902200080

02/20/2019 01:38 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for Record at Request of
Northwest Escrow, LLC dba Barlow Escrow
Escrow Number: EV19-1023

CHICAGO TITLE
620037128

Statutory Warranty Deed

THE GRANTOR Sherlock Construction LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Justin Raymond Huggins, an unmarried person and Janis L. Fehrer, an unmarried person, as Tenants in Common the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot A Skagit County Short Plat no. PL04-0740

Tax Parcel Number(s): P123373/340401-0-021-0300

LOT A, OF SKAGIT COUNTY SHORT PLAT NO. PL04-0740, as approved September 26, 2005, and recorded September 26, 2005, under Auditor's File No. 200509260210, records of Skagit County, Washington; being a portion of the Southeast Quarter of Section 1, Township 34 North, Range 4 East of The Willamette Meridian.

Situate in Skagit County, Washington.

Subject To: Attached Exhibit "A" made a part hereof by this reference

Dated February 15, 2019

Sherlock Construction LLC

William Monte Sherlock
By: William Monte Sherlock, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019561
FEB 20 2019

Amount Paid \$ 7,044.01
Skagit Co. Treasurer
By MEM Deputy

STATE OF
COUNTY OF

WA
Snohomish

SS:

I certify that I know or have satisfactory evidence that William Monte Sherlock

is/are the person(s) who appeared before

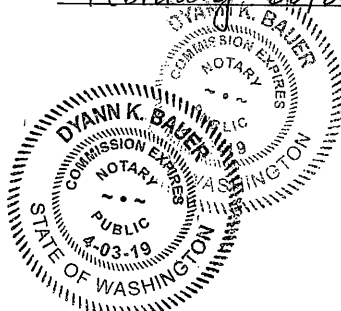
me, and said person(s) acknowledge that he signed this instrument, on oath stated he

is/are authorized to execute the instrument and acknowledge that as the

Member of Sherlock Construction LLC

to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: February 20, 2019



Dyann K. Bauer
Notary Public in and for the State of WA

Residing at Arlington

My appointment expires: 4-3-2019

Escrow No.: EV19-1023

Exhibit "A"

Subject to:

Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 5, 1929
 Auditor's No(s): 227403, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: As constructed in Section 1, Township 34 North, Range 4 East of the Willamette Meridian

Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 4, 1940
 Auditor's No(s): 322474, records of Skagit County, Washington
 In favor of: Clear Lake Water Corp.
 For: Underground water pipes and water mains
 Affects: Section 1, Township 34 North, Range 4 East of the Willamette Meridian

Terms, conditions, and restrictions of that instrument entitled Planning and Permit Center Lot Certification;
 Recorded: December 16, 2003
 Auditor's No(s): 200312160127, records of Skagit County, Washington

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recorded: April 30, 2004
 Auditor's No(s): 200404300124, records of Skagit County, Washington
 Executed By: Skagit County

As Follows:

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.

Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: April 30, 2004
 Auditor's No(s): 200404300123 and 200404300125, records of Skagit County, Washington
 In favor of: Cultus View LLC
 For: Ingress, egress and utilities
 Affects: That portion of said premises delineated as Easement A in said document

Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;
 Recorded: August 6, 2004
 Auditor's No(s): 200408060131, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: January 10, 2005
 Auditor's No.: 200501100133, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances
 Affects: Said premises and other property

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: September 26, 2005
 Auditor's No(s): 200509260207, records of Skagit County, Washington
 Executed By: Cultus View, LLC

Head & appron
[Signature]
[Signature]

Escrow No.: EV19-1023

Exhibit "A" Continued

Subject to:

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in Instrument(s);
Recorded: September 26, 2005
Auditor's No(s): 200509260207, records of Skagit County, Washington
Imposed By: Cultus View, LLC

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 PLAT NO. PL04-0740;

Recording No: 200509260210

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: December 6, 2005
Auditor's No(s): 200512060001, records of Skagit County, Washington
Executed By: Cultus View, L.L.C.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties).