

When recorded return to:
Francis Bierl
Bierl Investments, LLC
919 Metcalf Street
Sedro Woolley, WA 98284



201902280131

02/28/2019 03:44 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.: 620037019

CHICAGO TITLE

620037019

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stiles Properties, 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 Bierl Investments, LLC, a Washington limited liability company

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.)

Ptn Lots 20, 21 & 22, Blk 31, First Add to Town of Sedro

Tax Parcel Number(s): P112693

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019714
FEB 28 2019

Amount Paid \$ 2230.00
Skagit Co. Treasurer

By Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 21, 2019

Stiles Property, LLC

BY: Brock D. Stiles

Brock D. Stiles
Co-Manager

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Brock D. Stiles

is are the person(s) who appeared before me, and said person acknowledged that he (he/she/they) signed this instrument, on oath stated that he (he/she/they) was authorized to execute the instrument and acknowledged it as the Co-Manager of Stiles Property LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 26, 2019

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620037019

For APN/Parcel ID(s): P112693

PARCEL B:

The North 20.00 feet of the South 86.67 feet of the following described parcel:

Lots 20, 21 and 22, Block 31, First Addition to the Town of Sedro, in Skagit County, Washington, according to the Plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County.

Except that portion of said Lot 22 lying Westerly of the East line of Metcalf Street projected Southerly and parallel with Third Street in said Addition.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument
Recorded: August 18, 1960
Auditor's No.: 597800, records of Skagit County, WA
In favor of: Cascade Natural Gas Corporation
For: Ingress, egress, and utilities
Affects: Said premises, the exact location and extent of said easement is
undisclosed of record

Amended by instrument
Recorded: March 30, 1961
Auditor's No.: 605836, records of Skagit County, WA
2. 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 Survey:

Recording No: 9802240072
3. City, county or local improvement district assessments, if any.
4. Easement, including the terms and conditions thereof, granted by instrument
Recorded: August 18, 1960
Auditor's No.: 597800, records of Skagit County, WA
In favor of: Cascade Natural Gas Corporation
For: Ingress, egress, and utilities
Affects: Said premises, the exact location and extent of said easement is
undisclosed of record

Amended by instrument
Recorded: March 30, 1961
Auditor's No.: 605836, records of Skagit County, WA
5. Record of Survey

Recording Date: February 24, 1998
Recording No.: 9802240072