

When recorded return to:
Daniel La Plaunt, an unmarried man
220 Talcott Street
Sedro Woolley, WA 98284

201903210042

03/21/2019 01:26 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500081434

CHICAGO TITLE
500081434

STATUTORY WARRANTY DEED

THE GRANTOR(S) Blackburn 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 Daniel La Plaunt, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:
Lots 20 and 21, Block 48, PLAT OF FIRST ADDITION TO THE TOWN OF SEDRO, according to
the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington;

EXCEPT the North 40.40 feet thereof;

AND EXCEPT the West 9.92 feet of said Lot 21;

AND ALSO EXCEPT the East 6 feet of said Lot 20.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P117238 / 4150-048-021-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191000
MAR 21 2019

Amount Paid \$ 4864.40
Skagit Co. Treasurer
By *Chad* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 12, 2019

Blackburn Properties, LLC, a Washington limited liability company

BY: Virginia Blackburn
Virginia Blackburn
ManagerState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Virginia Blackburn 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 the Manager of Blackburn Properties, LLC, A. Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 20, 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

EXHIBIT "A"

Exceptions

1. 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 the First Addition to the Town of Sedro:

Recording No: Volume 3, Page 29

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: 200009270019

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.