



201904100054

04/10/2019 03:38 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:
Sherwin Van Mersbergen
Seventh Heaven, L.L.C., a Washington Limited
Liability company
103 N Township St
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036888

CHICAGO TITLE
620036888

STATUTORY WARRANTY DEED

THE GRANTOR(S) LaVerne Krieger, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Seventh Heaven, L.L.C., a Washington Limited Liability
company and Dukes Hill, L.L.C., 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. G.L. 1, 18-35-5E, W.M.

Tax Parcel Number(s): P39316 / 350518-0-029-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191278

APR 10 2019

Amount Paid \$ 6235.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 28, 2019

X *LaVerne Krieger*
LaVerne Krieger

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that LaVerne Krieger is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/9/19

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, wa
My appointment expires: 10/1/2019

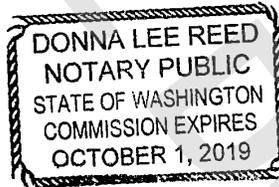


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P39316 / 350518-0-029-0001

The North Half of the South Half of the North Two-Thirds of Government Lot 1 in Section 18, Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT all road rights of way.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Exceptions and reservations as contained in instrument;
 Recorded: July 15, 1912
 Auditor's No.: 82167, records of Skagit County, Washington
 Executed By: Puget Mill Company, a corporation
 As Follows: All metals, minerals, oils, gases and fossils of every name and nature which may be in or upon the above described premises, and the right to enter said premises or any part hereof for the purpose of prospecting, mining, or for any purpose incidental to the extracting of any of the above metals, minerals, oils, gases and fossils, from the said premises, provided, however, said party of the second part, his heirs, administrators and assigns, shall be reasonably compensated for all damage done to the surface and soil of said land and the improvements thereon.

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: August 31, 1954
 Auditor's No(s): 505891, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County
 For: Pipe or pipes, line or lines for the transportation of water
 Affects: The Westerly 20 feet of the North Half of the South Half of the North two-thirds of Government Lot 1 of Section 10, Township 35 North, Range 5 East of the Willamette Meridian;
 EXCEPT all road right of ways

3. Any matters arising out of questions as to the exact location of the North and South boundaries of said premises due to legal description by area instead of metes and bounds.

4. With respect to Paragraph F of the General Exceptions, Certificate for City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system;
 Recorded: February 23, 1995 and April 4, 2005
 Auditor's No.: 9502230028 and 200504040073, records of Skagit County, Washington

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

 Granted to: Puget Sound Energy, Inc.
 Purpose: to construct, operate maintain, repair, replace and enlarge an electric transmission and/or distribution system
 Recording Date: July 1, 2013
 Recording No.: 201307010173
 Affects: Portion of said premises

6. City of Sedro Wooley Ordinance No 1684-10, including the terms, covenants and provisions

EXHIBIT "B"Exceptions
(continued)

thereof

Recording Date: October 27, 2010
Recording No.: 201010270022
Establishing: Utility Connection fee
Affects: Said premises and other property

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

Granted to: Puget Sound Energy, Inc.
Purpose: Utility systems
Recording Date: September 18, 2017
Recording No.: 201709180192
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Sedro Woolley.