



201906050014

06/05/2019 10:22 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

When recorded return to:

Harry A. Sodeman, III and Virginia A. Sodeman  
12519 Parkside Lane  
Mount Vernon, WA 98273

GUARDIAN NORTHWEST TITLE CO.  
**STATUTORY WARRANTY DEED** 19-2325

THE GRANTOR(S) Mark Koslicki and Laura Koslicki, husband and wife, 65531 State Road 23, North Liberty,  
IN 46554, United States,

for and in consideration of ten dollars and other valuable consideration, as part of an IRS 1031 Tax  
Deferred Exchange

in hand paid, conveys, and warrants to Harry A. Sodeman, III and Virginia A. Sodeman, husband and wife

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Ptn. Gov. Lot 4 and SW SE, 30-35-3 E.W.M. (aka Lot B, SP #PL-05-0917)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"  
attached hereto

Tax Parcel Number(s): P124686 & 350330-4-008-0800

Dated:

June 1, 2019

Mark Koslicki

Laura Koslicki

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 2148  
JUN 05 2019

Amount Paid \$ 6,413.00  
Skagit Co. Treasurer  
By Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2325-MM

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STATE OF INDIANA

COUNTY OF St JOSEPH

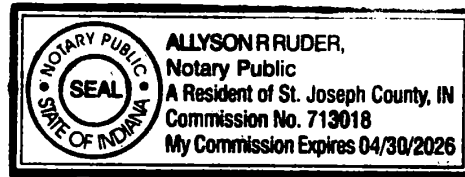
Before me, the undersigned, a Notary Public, in and for said County and State, this 1 day of June, 2019, personally appeared Mark Koslicki and Laura Koslicki, said persons being over the age of 18 years, and acknowledged the execution of the foregoing instrument.

Allyson R Ruder

Notary Public

Allyson R Ruder

Print Name

My appointment expires: 04-30-2026

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: NHN Parkside Lane, Mount Vernon, WA 98273  
Tax Parcel Number(s): P124686 & 350330-4-008-0800

**Property Description:**

Lot A, Short Plat No. PL05-0917, approved June 14, 2006 and recorded June 15, 2006, under Auditor's File No. 200606150095, records of Skagit County, Washington, and being a portion of Government Lot 4 and the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 35 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed  
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**EXHIBIT B**

19-2325-MM

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 95-030 recorded August 12, 1996 as Auditor's File No. 9608120136.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. Easement, affecting a portion of subject property for the purpose of A 60 foot access and utility easement including terms and provisions thereof granted to Public Utility District No. 1 of Skagit County, Washington recorded September 16, 1996 as Auditor's File No. 9609160043

3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded August 11, 1998, as Auditor's File No. 9808110131.

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 98-007 recorded June 24, 1999 as Auditor's File No. 9906240104.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

5. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded June 24, 1999 as Auditor's File No. 9906240105

6. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Paul J. Weyer and Helen Weyer Trust, U/A March 4, 1998, Paul J. Weyer and Helen Weyer, Trustees, recorded May 26, 2000 as Auditor's File No. 200005260142.

7. Lot certification, including the terms and conditions thereof, recorded June 15, 2006 as Auditor's File No. 200606150094. Reference to the record being made for full particulars. The company makes no determination as to its affects.

8. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. PL05-0917 recorded June 15, 2006 as Auditor's File No. 200606150095.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

Statutory Warranty Deed  
LPB 10-05