

When recorded return to:
Scott Womack
Laventure Group, LLC
PO Box 159
Arlington, WA 98223



201906140038

06/14/2019 11:41 AM 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.: 620035431

CHICAGO TITLE
620035431

STATUTORY WARRANTY DEED

THE GRANTOR(S) William Krieger, a married man as his separate estate and laVerne Krieger, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Laventure Group, 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 SE SE, 20-34-04

Tax Parcel Number(s): P26686 / 340420-4-007-0300

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2326
JUN 14 2019
Amount Paid \$ 13,355.00
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: June 11, 2019

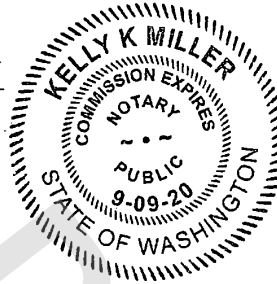
William Krieger
 William Krieger
laVerne Krieger
 laVerne Krieger

State of WASHINGTON
 County of SKAGIT

I certify that I know or have satisfactory evidence that William 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: 6-12-19

Kelly K. Miller
 Name: Kelly K. Miller
 Notary Public in and for the State of WA
 Residing at: Mount Vernon
 My appointment expires: 9-9-2020



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 she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-12-19

Kelly K. Miller
 Name: Kelly K. Miller
 Notary Public in and for the State of WA
 Residing at: Mount Vernon
 My appointment expires: 9-9-2020

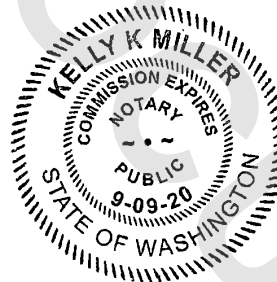


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P26686 / 340420-4-007-0300

That portion of the Southeast Quarter of the Southeast Quarter of Section 20, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point on the North Line of the road along the South line of said subdivision, commonly known as Section Street, at a point 297 feet East of the West line of the East 30 rods of said subdivision;

Thence East along said North line to the West line of the East 30 feet of said subdivision, as conveyed to the City of Mount Vernon by Deed recorded as Auditor's File No. 869709 for LaVenture Street;

Thence North along said West line 660 feet;

Thence West to a point North of the point of beginning;

Thence South to the point of beginning.

EXCEPT the South 215 feet thereof;

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 6, 1978
Recording No.: 882869
Affects: Southerly portion of said premises

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 25, 1990
Auditor's No.: 9004250026, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

This documents is a re-record of instrument recorded September 9, 1988 under Auditor's File No. 8809090041.

3. Obligations if any for maintenance and repairing sewer line, as disclosed by easement recorded June 13, 1991 under Auditor's File No. 9106130010, a copy of which is hereto attached.
4. Assessments, if any, levied by City of Mount Vernon.
5. City, county or local improvement district assessments, if any.