

When recorded return to:
Alex Thieman
AIT Investments, LLC
12375 Reservation Rd Suite B
Anacortes, WA 98221



201906190091

06/19/2019 03:31 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.: 620038222

CHICAGO TITLE
620038222

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wilton Family Partnership LP, a Washington limited partnership

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to AIT Investments, LLC, a Washington limited liability company

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

LOT B, CITY OF ANACORTES SHORT PLAT NO. ANA-09-003 RECORDING NUMBER
201006030060, BEING A PORTION OF LOT 2, SHORT PLAT NO. 95-020. APPROVED MAY 6,
1996 AND RECORDED MAY 13, 1996, IN VOLUME 12 OF SHORT PLATS, PAGES 96 AND 97,
UNDER AUDITOR'S FILE NO. 9605130078; BEING A PORTION OF THE NORTHWEST
QUARTER AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH,
RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, RECORDS OF SKAGIT COUNTY,
WASHINGTON;

EXCEPT THAT PORTION GRANTED TO THE CITY OF ANACORTES, A MUNICIPAL
CORPORATION BY QUIT CLAIM DEED DATED JULY 7, 2004, AND RECORDED AUGUST 3,
2004, UNDER AUDITOR'S FILE NO. 200408030192, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P130234

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2433
JUN 19 2019

Amount Paid \$7,125.00
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 4, 2019

Wilton Family Partnership LP

BY: Dale Wilton, Jr. aka Michael Dale Wilton, Jr.
Managing General Partner

State of WASHINGTON

County of ~~SKagit~~ Snohomish
JKQ

I certify that I know or have satisfactory evidence that Dale Wilton is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Managing Partner of Wilton Family Partnership LP to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 06 2019Name: Jana K QuinnNotary Public in and for the State of WashingtonResiding at: ARLINGTONMy appointment expires: 06/29/2019

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

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Property to the West
 Purpose: ingress and egress of not less than 50 feet
 Recording Date: August 16, 1994
 Recording No.: 9408160065
 Affects: as described in instrument

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Power and Light Company
 Purpose: electric transmission and or distribution line, together with necessary appurtenances
 Recording Date: March 14, 1995
 Recording No.: 9503140087
 Affects: as described in said instrument

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Power & Light Company, a Washington corporation
 Purpose: an underground electric transmission and or distribution system
 Recording Date: March 17, 1995
 Recording No.: 9503170095
 Affects: a strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private public and road rights-of-way

4. 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 Short Plat 95-020:
 Recording No: 9605130078

5. 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 Short Plat No. Ana-09-003:
 Recording No: 201006030060

6. Terms and provisions set forth in document entitled, "Skagit County Conditional Agreement-Alternative Sewage System Installation"
 Recording Date: May 19, 1994
 Recording No.: 9405190003
 Executed by: Jerry L. Smith

7. Terms and conditions set forth in variance:
 Recording Date: October 2, 1995
 Recording No.: 9510020109

8. Agreement including the terms and conditions thereof:
 Executed by: Jerry Smith and Molly Smith, husband and wife and Charles Olson and

EXHIBIT "A"

Exceptions
(continued)

Margaret Olson, husband and wife
Recording Date: May 13, 1996
Recording No.: 9605130079
Providing: Declaration and Agreement for Maintenance and Repair

9. Agreement and the terms and conditions thereof

Executed by: City of Anacortes and Jerry and Molly Smith and Margaret Olson
Recording Date: December 22, 1997
Recording No.: 9712200117
Providing: City of Anacortes Annexation Agreement

10. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways constructed on lands condemned by proceedings under Skagit County Superior Court Case:

Cause No.: SC20654
By: The State of Washington

11. Right, title or interest of the Swinomish Indian Tribe or Tribal Community or any assertion that the subject property lies the subject property lies within the boundaries of Swinomish Indian Reservation.

12. City, county or local improvement district assessments, if any.

13. Assessments, if any, levied by City of Anacortes.