

When recorded return to:
Main Street Northwest LLC
PO Box 89
Burlington, WA 98233



201907100114

07/10/2019 03:36 PM Pages: 1 of 4 Fees: \$104.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038989

CHICAGO TITLE
620038989

STATUTORY WARRANTY DEED

THE GRANTOR(S) Turning Point Northwest LLC, 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 Main Street Northwest 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.)

LTS 1-3, INCLUSIVE, BLK 5, PLAT OF MOUNTAIN VIEW ON CLEAR LAKE

Tax Account No.: P74913 / 4139-005-003-0010

Tax Parcel Number(s): P74913 / 4139-005-003-0010

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192853

JUL 10 2019

Amount Paid \$ **2781.80**

Skagit Co. Treasurer

By **HB**


Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 3, 2019

Turning Point Northwest LLC

BY: 
Sean Matthews
Member


BY: 
Rachel Matthews
Member

State of WASHINGTON
County of SKagit

I certify that I know or have satisfactory evidence that Sean Matthews
Rachel Matthews

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Member of Turning Point Northwest LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 5, 2019


Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2022

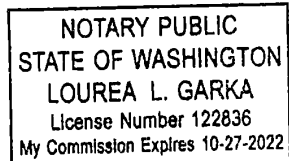


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74913 / 4139-005-003-0010

Lots 1, 2 and 3, Block 5, PLAT OF MOUNTAIN VIEW ON CLEAR LAKE, according to the plat thereof, recorded in Volume 2 of Plats, page 65, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

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 Plat of Mountain View on Clear Lake:

Recording No: Volume 2, Page 65

2. 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."

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