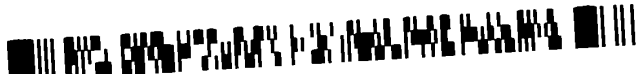


When recorded return to:
Wendy A. Alward and Markus A. Raemy
5323 Maria Court
Anchorage, AK 99508


201907160088
07/16/2019 03:32 PM Pages: 1 of 5 Fees: \$105.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037751

CHICAGO TITLE
620037751

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gilbert L. Loyd and Tereasa L. Loyd, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part
of an IRS 1031 Tax Deferred Exchange

in hand paid, conveys, and warrants to Wendy Alward and Markus Raemy, Wife and Husband
the following described real estate, situated in the County of Skagit, State of Washington:

LOT 1 OF SHORT PLAT NO. PL06-0263 RECORDED UNDER RECORDING NO.
200805210084, 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): P27770 / 340424-4-006-0509,

Subject to:

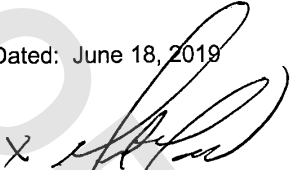
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

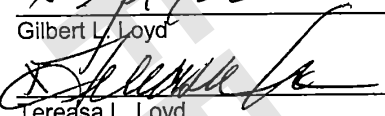
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2948
JUL 16 2019

Amount Paid \$ 12,376.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 18, 2019

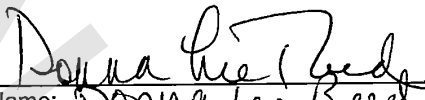
X 
Gilbert L. Loyd

X 
Tereasa L. Loyd

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Gilbert L. Loyd and Tereasa L. Loyd are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/8/19


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

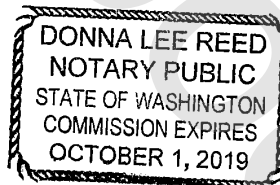


EXHIBIT "A"
Exceptions

1. Stipulations contained in Deed executed by Walking Circle M., Inc. to MV Associates, Dated July 25, 1979

Recording Date: August 31, 1979
Recording No.: 7908310024
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Sanitary sewer and drainfield
Recording Date: April 1, 1980
Recording No.: 8004010007
Affects: Portion of premises

Said deed is given to correct legal description in deed recorded under recording no. 7910230036.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress, drainage and construction, operation and maintenance of overhead and underground utilities
Recording Date: February 4, 1980
Recording No.: 8002040045
Affects: Portion of premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Present and future owners
Purpose: Ingress, egress, drainage and utilities
Recording Date: December 10, 1982
Recording No.: 8212100052
Affects: Portion of premises
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 Survey entitled "The Uplands" in Volume 4, Pages 56 to 71, inclusive:

Recording No: 8212140010

Affidavit of Correction recorded under Recording No. 8212290015

EXHIBIT "A"Exceptions
(continued)

6. Resolution establishing Local Utility District No. 12 establishing a water supply system and assessments
- Recording Date: June 7, 1989
Recording No.: 8906070027
7. 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: Underground electric transmission and/or distribution system
Recording Date: August 5, 1992
Recording No.: 9208050135
Affects: Westerly 30 feet
8. Aerobic Treatment Unit Service Agreement and the terms and conditions thereof:
- Recording Date: June 24, 2002
Recording No.: 200206240113
9. 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. PL06-0263:
- Recording No: 200805210084
10. Plat Lot of Record Certification and the terms and conditions thereof:
- Recording Date: May 21, 2008
Recording No.: 200805210085
11. Protected Critical Area Easement (PCA) and the terms and conditions thereof:
- Recording Date: May 21, 2008
Recording No.: 200805210086
12. 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

EXHIBIT "A"Exceptions
(continued)

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."

13. City, county or local improvement district assessments, if any.
14. The Land has been classified as Farm and Agriculture and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: April 27, 1971
Recording No.: 751841

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

Notice of Continuance as to Current use was recorded under recording no. 201001070048.