

When recorded return to:
Zachary Small & Kathleen Maloney
PO Box 2322
Mount Vernon, WA 98273



201907250047

07/25/2019 11:27 AM 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.: 620037256

CHICAGO TITLE
620037256

STATUTORY WARRANTY DEED

THE GRANTOR(S) Halloran Forest LLC, a 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 Kathleen Marie Maloney and Zachary David Small, spouses

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

Lot B-1, SKAGIT COUNTY SHORT PLAT NO. PL17-0205, recorded under Auditor's File No.
201710170052, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P105010 / 360226-0-008-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20193105
JUL 25 2019

Amount Paid \$ 3743.00
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED (continued)

Dated: July 19, 2019

Halloran Forest LLC

BY:

John Ravnik
John Ravnik
Manager

BY:

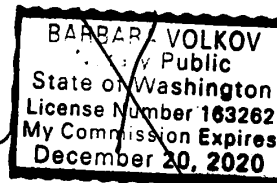
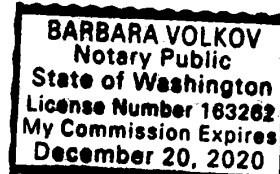
Tim Pearson
Tim Pearson
Manager

BY:

Diana Pearson
Diana Pearson
Manager

BY:

Susan Ravnik
Susan Ravnik
Manager

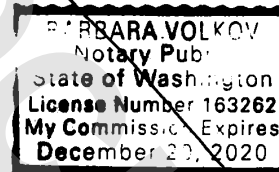


State of WASHINGTON
County of ~~SKAGIT~~ Whatcom

W I certify that I know or have satisfactory evidence that John Ravnik, Tim Pearson, Diana Pearson and Susan Ravnik are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Managers respectively, of Halloran Forest LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/22/2019

Barbara Volkov
Name: Barbara Volkov
Notary Public in and for the State of WA
Residing at: Bellingham WA
My appointment expires: 12/20/2020



STATUTORY WARRANTY DEED
(continued)

Dated: July 19, 2019

Halloran Forest LLC

BY: _____
John Ravnik
ManagerBY: _____
Tim Pearson
ManagerBY: _____
Diana Pearson
ManagerBY: _____
Susan Ravnik
ManagerState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that John Ravnik, ~~Tim Pearson~~, Diana Pearson and Susan Ravnik are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Managers respectively, of Halloran Forest LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7-24-19

Teresa D Varner
Name: *Teresa D Varner*
Notary Public in and for the State of *WA*
Residing at: *Island 19*
My appointment expires: *5/24/23*



EXHIBIT "A"
Exceptions

1. Conditional Agreement Alternative Sewage System Installations including the terms, covenants and provisions thereof

Recording Date: August 14, 1991
Recording No.: 9108140037

2. 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 SKAGIT COUNTY SHORT PLAT NO. 94-004:

Recording No: 9405030022

3. Plat Lot of Record Certification, including the terms, covenants and provisions thereof

Recording Date: June 12, 2017
Recording No.: 201706120136

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 SKAGIT COUNTY SHORT PLAT NO. PL17-0205:

Recording No: 201710170052

5. Protected Critical Area Easement including the terms, covenants and provisions thereof

Recording Date: October 17, 2017
Recording No.: 201710170053

6. Plat Lot of Record Certification, including the terms, covenants and provisions thereof

Recording Date: October 17, 2017
Recording No.: 201710170054

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

8. Assessments, if any, levied by Samish Farms Water Association.