

When recorded return to:
Erik Pedersen
P.O. Box 6
Hamilton, WA 98255



201909300235

09/30/2019 02:58 PM Pages: 1 of 3 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.: 620039539

CHICAGO TITLE
620039539

STATUTORY WARRANTY DEED

THE GRANTOR(S) New Creation Renovations, 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 Erik Pedersen, a married man as his separate estate

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 9, BLOCK 1, CENTRAL BAKER, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 3 OF PLATS, PAGE 70, 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): P70539 / 4049-001-009-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 4256
SEP 30 2019

Amount Paid \$ 4259.20
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 26, 2019

New Creation Renovations, LLC

BY: Robin L. WammackRobin L. Wammack
MembersBY: Vickie WammackVickie A. Wammack
MembersState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Robin L. Wammack
and Vickie A. Wammack
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 Manager of New Creation Renovations, LLC to be the free and voluntary act of
such party for the uses and purposes mentioned in the instrument.

Dated: 9/30/19

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

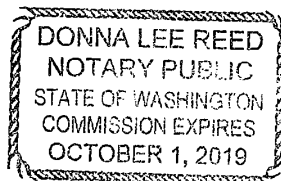


EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: December 20, 2018
Recording No.: 201812200078

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by the Town of Concrete.