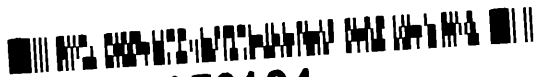


When recorded return to:
Sean C. Ferguson
PO Box 2242
Oak Harbor, WA 98277


201910150134
10/15/2019 03:31 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

2150 North 107th St., Suite 310
Seattle, WA 98133

Escrow No.: 0160771-OC

CHICAGO TITLE
020039461

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy Samuel, as Member of SP Northwestern 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 Sean C. Ferguson, an unmarried person

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

Lot 1, "PLAT OF HARVEST EDGE," as recorded March 17, 2006, under Auditor's File No. 200603170131, records of Skagit County, Washington.
Situate in the City of Burlington, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P124190

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 4488
OCT 15 2019

Amount Paid \$ *5060.20*
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 8, 2019

SP Northwestern LLC

BY: Timothy Samuel
MemberState of WA
County of KINGI certify that I know or have satisfactory evidence that Timothy Samuel

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 SP Northwestern LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

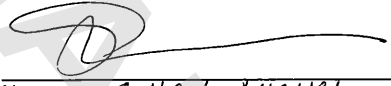
Dated: 10-9-19 Name: SINDY MICHEL
Notary Public in and for the State of WA
Residing at: Kent
My appointment expires: 8/9/23

EXHIBIT A EXCEPTIONS

Order No.: 0160771-OC

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc. a Washington Corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 3, 2005
Recording No.: 200501030073

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 24, 1972
Auditor's No(s): 775757, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: December 7, 1972
Auditor's No(s): 777919, records of Skagit County, Washington
In favor of: Cascade Natural Gas Co.
For: pipeline of pipelines for the transportation of oil, gas and the products thereof

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: April 18, 2005
Auditor's No(s): 200504180199, records of Skagit County, Washington
In favor of: Paul D. Ericson and Marian K. Ericson, husband and wife
For: 30 foot wide public and private utility easement

5. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: April 18, 2005
Auditor's No.: 200504180235, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Underground electric system, together with necessary appurtenances

6. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: February 1, 2006
Auditor's No(s): 200602010059, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: pipe or pipes, line or lines or related facilities along with necessary appurtenances for the transportation and control of water and electronic information

7. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;

Recorded: March 17, 2006
Auditor's No.: 200603170130, records of Skagit County, Washington

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **PLAT OF HARVEST EDGE:**

EXHIBIT A
EXCEPTIONS
(continued)

Recording No: 200603170131

9. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: July 20, 2006

Auditor's No(s): 20060720061, records of Skagit County, Washington

In favor of: Comcast of Washington IV, Inc

For: broadband communication systems

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

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

14. Assessments, if any, levied by Harvest Edge Community Association.