



201911130151

11/13/2019 03:48 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Sandra Sager
Cambridge 1, LLC
504 E Fairhaven Ave
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039830C

CHICAGO TITLE
620039830C

STATUTORY WARRANTY DEED

THE GRANTOR(S) The Falklands Inc., a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Cambridge 1, LLC, a Washington Limited Liability Company

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

LOTS 10, 11, 13, 15 AND 55, PLAT OF JONES ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2019 UNDER RECORDING NO. 201907160029, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

Tax Parcel Number(s): P134814 / 6066-000-010-0000, P134815 / 6066-000-011-0000, P134817 / 6066-000-013-0000, P134819 / 6066-000-015-0000, P134859 / 6066-000-055-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 13 2019

Amount Paid \$ 2905.00
By *MS* Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 11, 2019

The Falklands Inc.
A Washington Corporation

BY: [Signature]
Cary Falk, President/Director

State of Washington
County ~~Wca~~ of King

I certify that I know or have satisfactory evidence that Cary FALK

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 President/Director of The Falklands, Inc to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11.12.2019

[Signature]
Name: Christiane S Pieper
Notary Public in and for the State of Wa
Residing at: Lacoma
My appointment expires: 03-02-2023

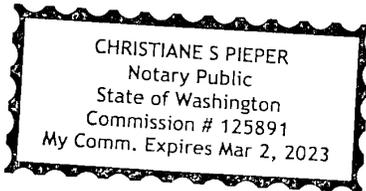


EXHIBIT "A"

Exceptions

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

Granted to: Cascade Natural Gas Corporation
 Purpose: Pipeline or pipelines for the transportation of gas and the products thereof
 Recording Date: May 13, 1957
 Recording No.: 551204
 Affects: Portions of Lots 1 and Lot 45 of said plat and other properties
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County, Washington
 Purpose: Pipe or pipes, line or lines for the transportation of water and if necessary the removal of said lines, with the right of ingress and egress.
 Recording Date: December 2, 1971
 Recording No.: 761396
 Affects: As described and depicted on said plat
3. 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. 80-78:

Recorded: November 1, 1978
 Recording No: 890505
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
 Purpose: Transmission, distribution and sale of electricity and appurtenances
 Recording Date: July 24, 2017
 Recording No.: 201707240177
 Affects: Right of way 10 feet in width with 5 feet on each side of a centerline as constructed, or to be constructed, extended or relocated

The description contained therein is not sufficient to determine its exact location.
5. Permanent Stormwater Control Facilities Operation and Maintenance (O&M) Manual and the terms and conditions thereof:

Recording Date: May 7, 2019

EXHIBIT "A"Exceptions
(continued)

Recording No.: 201905070079

6. 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 Jones Estates:

Recording No: 201907160029

7. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 16, 2019
Recording No.: 201907160030

8. 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."

9. Assessments, if any, levied by The Park In Sedro-Woolley Home Owners Association.
10. Assessments, if any, levied by City of Sedro Woolley.

EXHIBIT "A"

Exceptions
(continued)

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