



202002240095

02/24/2020 03:35 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:
Omar R. Chevez
7721 Wilderness Drive
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020/2/24
FEB 24 2020

Amount Paid \$ *520039903*
Skagit Co. Treasurer
By *MA* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039903

CHICAGO TITLE
020039903

STATUTORY WARRANTY DEED

THE GRANTOR(S) Right Way 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 Omar R. Chevez, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 53, PLAT OF WILDERNESS VILLAGE DIV. NO. 1, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 10 OF PLATS, PAGES 48 THROUGH 50, 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): P78237 / 4208-000-053-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

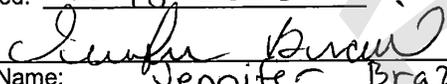
Dated: February 14, 2020

Right Way LLC

BY: 
Ed Clark
Manager
Sole Member

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ed Clark is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Manager of Right Way LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-18-2020

Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2020

Notary Public
State of Washington
Jennifer Brazil
Commission Expires 07/25/2020

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;
 Recorded: November 5, 1935
 Auditor's No.: 273805, records of Skagit County, Washington
 In favor of: The Sound Timber Company, an Iowa corporation
 For: 30 foot road right-of-way
 Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the
 Willamette Meridian (being a portion of the underlying legal description of
 said plat)

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: November 30, 1973
 Auditor's No(s): 793933, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary
 appurtenances
3. 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 Wilderness
 Village Div. No. 1, recorded in Volume 10 of Plats, Pages 48 through 50:

Recording No: 788213

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction,
 but omitting any covenants 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 applicable law;
 Recorded: July 20, 1973
 Auditor's No(s): 788214, records of Skagit County, Washington
 Executed By: Valleys West, a Limited Partnership, et al

AMENDED by instrument(s):

Recorded: September 7, 2004
 Auditor's No(s): 200409070165, records of Skagit County, Washington

Affidavit recorded March 5, 2018 under Auditor's No. 201803050117.

Recorded: May 5, 2005
 Auditor's No(s): 200505050063, records of Skagit County, Washington

EXHIBIT "A"Exceptions
(continued)

Recorded: July 23, 2007
Auditor's No(s): 200707230123, records of Skagit County, Washington

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Valleys West, a Limited Partnership, et al.
Recording Date: July 20, 1973
Recording No.: 788214, records of Skagit County, Washington

6. Assessment, including the terms and conditions thereof, disclosed by instrument
Recorded: March 14, 2006
Auditor's No.: 200603140115, records of Skagit County, Washington
For: Acquisition, construction and installation of a water supply system
Resolution No.: 2064-06 of the Commission of Public Utility District No. 1 of Skagit County, Washington
Establishing: Local Utility District No. 27
Roll No.: 28
Account No.: P78237
Amount: \$7,946.06, plus interest, if any

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